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London Borough of Wandsworth: Local Plan Viability Assessment

Prepared for

London Borough of Wandsworth

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1 Summary

1.1 This report tests the ability of development typologies in Wandsworth to accommodate policies in the emerging Wandsworth Local Plan Partial Review alongside prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation). The Council adopted its Local Plan in July 2023. The adopted Plan includes a 50% strategic affordable housing target within Policy LP23, with a tenure mix of 50% low-cost rented housing and 50% shared ownership or other intermediate housing, with the adopted Local Plan policy referring directly to the London Plan 'Fast Track' route which allows the use of a 35% affordable housing threshold on privately owned land. Within Wandsworth, there is a significant need for affordable housing and especially for social rented housing, which is currently not reflected within the recently adopted Local Plan. The Council is therefore seeking to require a different approach through a Partial Review of its Local Plan, including:

- removing the ability for applicants to apply the 35% fast track route with the application of an increased threshold;
- reviewing the tenure mix and seeking require a 70%/30% tenure mix in favour of social rent;
- introducing an affordable housing contribution on sites of below 10 units; and
- assessing the opportunities to seek affordable housing contributions from other housing types, including student housing.

1.2 Between 23 October and 4 December 2023, the Council undertook a Regulation 18 consultation on a Partial Review of the Local Plan which sought views on the potential changes to policy to increase the level of affordable housing, delivered with a particular emphasis on social rented accommodation.

1.3 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing v*iability in Planning under the National Planning Policy Framework for England (2021)*' and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

1.4 Although the partial review is focused on changes to the affordable housing policy (LP23), we have also considered other policies which may impact on the delivery of the Council's strategic 50% affordable housing target.

Methodology

1.5 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the Borough over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with both the adopted tenure mix and the emerging tenure mix alongside other adopted policy requirements) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the Mayor of London's supplementary planning guidance on '*Affordable Housing and Viability*'.

1.6 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for the site.

1.7 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of volatility following the coronavirus pandemic in 2020/21. Forecasts for future house price growth point to growth in mainstream London housing markets, although this growth is expected to be muted in the short term as a result of high interest rates, which are expected to fall by the end of 2024. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.

1.8 This sensitivity analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. In any complex urban area such as Wandsworth, differences between sites in terms of capacity, existing use value, residential and commercial values and infrastructure costs will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications will need to be justified by reference to comparable and other supporting evidence relevant to the particular site and scheme at the time of the application.

Key findings

1.9 The key findings of the study are as follows:

- Wandsworth has an adopted Local Plan Policy (LP23) which includes a 50% affordable housing strategic target, but refers directly to the application of the 35% threshold within the London Plan's Fast Track Route on sites in private ownership. The Council is seeking to increase this threshold. The results of this Study do not point directly to a percentage which is viable across all the site typologies within the borough. Given the diversity of development types across a borough such as Wandsworth, a small number of development typologies will always find it challenging to deliver any level of affordable housing due to high existing use values. However, due to this relationship between scheme value and existing use value, these types of development would be highly unlikely to come forwards for residential development as the returns from existing uses would outweigh the benefits of redevelopment. That said, the outputs of our appraisals indicate that a majority of development typologies we have tested are able to support 40% to 45% affordable housing with a tenure mix of 70% social rent and 30%intermediate. Given that sites unable to achieve these percentages would be a minority of development typologies likely to come forward, a target seeking 40% to 45% affordable housing would align with the aspiration of the NPPF for policies to viable in a majority of cases without the need to undertake significant volumes of viability testing at the development management stage.

- The Council's partial review will bring Wandsworth's policy requirement into line with most other London boroughs which already have targets at 70% social rent / 30% intermediate.

- Our appraisals indicate that the change to tenure mix will have limited impacts on the viable percentage of affordable housing in most development scenarios. In situations where there is an impact, this is likely to be modest, with the viable level of affordable housing falling by no more than 5%.

- Our appraisals indicate that the most viable scenarios will occur where sites with the lowest benchmark land values are brought forward for development. Clearly, this is not something that the Council can really address through policy, as this is almost entirely dependent on the actions taken by individual landowners. In particular, the types of sites that actually come forward for development over the plan period will be determined by landowners' decision making on retention of existing uses versus redevelopment. There is little the Council can do to encourage the 'right' types of sites to come forward, other than regular dialogue with landowners and providing appropriate pre-application support through development management.

- There is, however, always a balance to be struck between maximising policy objectives and the returns sought by landowners. If owners have options to bring sites forward for uses other than residential (or residential-led mixed use), then the value of alternative uses will also be a consideration.

- Zonal approaches to affordable housing targets: some councils which operate more of a fixed or 'quota' approach to affordable housing obligations have set (or have considered setting) zonal approaches to affordable housing to reflect different circumstances within their areas. This is typically more appropriate for district councils with fairly homogenous development typologies, the only variation being achievable sales values.

- The difficulty of such an approach in any London Borough (including Wandsworth) is that there is variability not only in achievable sales values, but also type of development and benchmark land value. Significant variations in benchmark land value can mean that development proposals can be viable with fully policy requirements in the lowest value areas and, conversely, schemes may struggle to meet policy requirements in the higher value areas.

- In urban areas, there are also practical difficulties associated with defining appropriate boundaries for the different zones as sub-markets are rarely neatly defined, unless significant physical barriers exist (such as railways or major highways). This would inevitably result in challenges from owners on the boundaries of sites zones, seeking to argue for adjustments so that their sites are moved into a zone with lower affordable housing requirements.

- A further consideration is how a zonal approach in an individual London Borough would conform with the requirements of the London Plan. In particular, it would be required to be in general conformity with the Fast Track threshold approach, which implies fairly limited local discretion on affordable housing targets.

- To date, other London Boroughs have opted for single strategic affordable housing targets (as has Wandsworth), primarily for the reasons set out in the previous paragraphs. Similarly, the various iterations of the London Plan have always only set a single London-wide strategic affordable housing target, despite the significant variation in sales values across the capital.

- We have tested the viability of development typologies providing fewer than 10 units and the outputs of our appraisals indicate that a contribution equivalent to 10% to 20% affordable housing would be viable in most cases. However, a small number of typologies are not viable with any affordable housing contribution, so a flexible approach will need to be incorporated into any emerging policy to enable these sites in these circumstances to come forward without a contribution.

- Our testing of purpose built student housing indicates that developments will be viable against all the benchmark land values at 50% affordable housing and are therefore able to support an additional affordable housing contribution equivalent to the Council's policy aspirations.

- **Impact of other policies on affordable housing delivery:** clearly the adopted Local Plan incorporates a range of policies which collectively impact on the residual land values generated by developments. In cases where new development generates a significant surplus above existing use value, the cumulative impact of these policies can be accommodated. However, there is variability in existing use value and in some cases, the uplift generated by new development is more limited and not all policy requirements can be accommodated in full.

- Affordable housing requirements take up the vast majority of the uplift above existing use value, so other policies have a relatively limited impact on the percentages of affordable housing that can be secured. Our testing indicates that where scheme viability is marginal, switching off affordable workspace requirements, and reducing net zero carbon requirements will only have a limited positive impact on affordable housing delivery (in the region of 10%).

2 Introduction

2.1 The Council adopted a new Local Plan in July 2023 and is now undertaking a partial review. The partial review does not seek to change the vast majority of policies. The Council undertook a Regulation 18 engagement exercise between 23 October and 4 December 203 indicating that the partial review will focus on Policy LP23 (affordable housing). The Council has therefore commissioned this study to consider the viability of:

- removing the ability for applicants to apply the 35% fast track route with the application of an increased threshold;
- reviewing the tenure mix and seeking require a 70%/30% tenure mix in favour of social rent;
- introducing an affordable housing contribution on sites of below 10 units; and
- assessing the opportunities to seek affordable housing contributions from other housing types, including student housing.

2.2 The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies. With regards to affordable housing, the study seeks to establish the maximum level of affordable housing that can be accommodated as part of an increased affordable housing threshold without significantly impacting the Council's ability to deliver its London Plan housing requirement. In addition, the study considers how other sources of affordable housing can contribute to the delivery of the Council's overall strategic housing target of 50% affordable housing, including small sites and purpose built student accommodation. In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies and identified strategic development sites, with particular reference to the impact on viability of the Council's emerging planning policies alongside adopted rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.

2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its Local Plan review. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.

2.4 As an area wide study this assessment makes overall judgements as to viability of development within the London Borough of Wandsworth and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.

2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance[1], which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan".*

[1] Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.

Economic and housing market context

2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and steep increases in energy prices resulting from Russia's invasion of Ukraine. In addition to these global issues, the UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the previous government's September 2022 'Fiscal Event'. The combined effect of these issues resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023 and in May 2024, inflation fell to 2.3%.

2.7 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid 2022 and has subsequently remained resilient despite increasing costs of borrowing.

2.8 In its June 2024 House Price Index release, Nationwide reported that UK house prices increased by 0.2% month-on-month in June, after having increased by 0.4% month-on-month in May 2024 and falling by 0.4% month-on-month in April 2024. As a result, the annual rate of change increased to 1.5% from 1.3% in May. Commenting on these changes, Nationwide's Chief Economist, Robert Gardener, noted that "while earnings growth has been much stronger than house price growth in recent years, this hasn't been enough to offset the impact of higher mortgage rates, which are still well above the record lows prevailing in 2021 in the wake of the pandemic". He notes that house prices are now circa 3% below the all time highs recorded in the summer of 2022, after taking account of seasonal effects.

2.9 Nationwide is not forecasting significant growth in 2024 and indicates that significant change is unlikely until interest rates start to fall and affordability improves; "housing market activity has been broadly flat over the last year with the total number of transactions down by 15% compared with 2019 levels. Transactions involving a mortgage are down even more (nearly 25%), reflecting the impact of higher borrowing costs".

2.10 Halifax report a slightly less optimistic picture in its June 2024 release, with a month-on-month fall of -0.2% and annual growth of 1.6% (unchanged from the previous month).

2.11 Commenting on the modest month-on-month fall, Amanda Bryden (Head of Mortgages, Halifax Mortgages) observed that the continued stability in house prices – rising by just 0.4% so far this year – reflects a market that remains subdued, though overall activity has been recovering. For now it's the shortage of available properties, rather than demand from buyers, that continues to underpin higher prices".

2.12 Halifax points to ongoing affordability constraints for both first time buyers and existing mortgage holders who need to refinance at the end of fixed term deals. Providing the Bank of England reduces the base rate in the short term, Halifax expects prices to rise modestly over the remainder of 2024.

2.13 In their May 2024 Housing Market Update, Savills reflect improvements in market sentiment in response to falling mortgage rates, which has triggered an increase in demand from potential buyers.

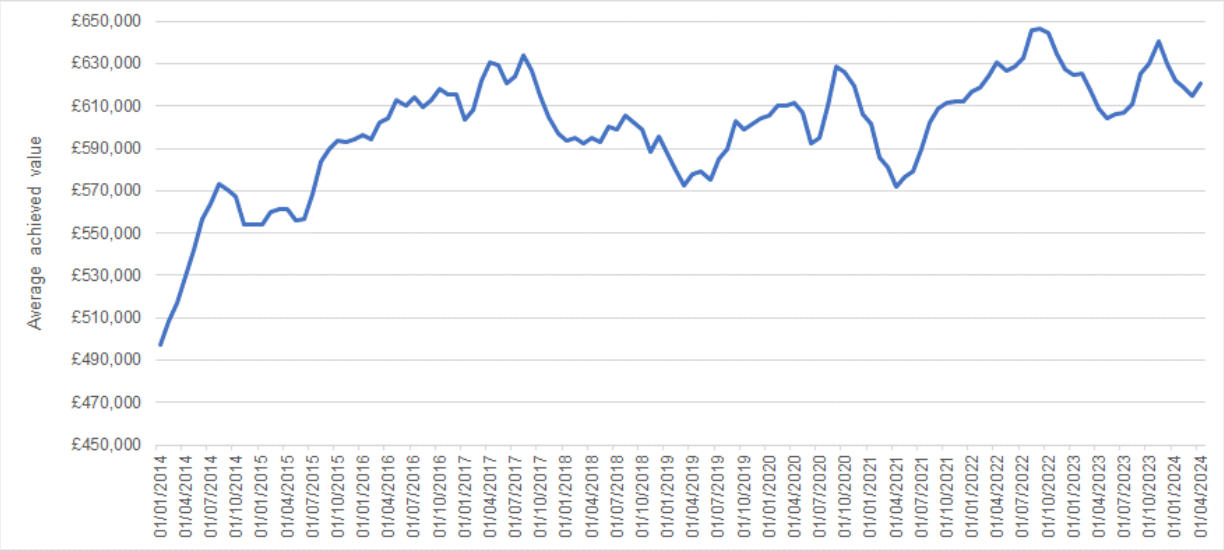
2.14 Savills note that "greater demand will be unlocked by a drop in mortgage rates, with all eyes on the Bank of England and an anticipated base rate cut which Oxford Economics expect in August". Savills now expect that UK house prices will increase by 2.5% in 2024.

2.15 Forecasts for house price growth indicate that values for the UK as a whole are expected to increase over the next five years. Savills forecast an increase of 21.6% across the UK as a whole over the period 2024 to 2028 (up from 17.9% in their November forecast). They forecast lower cumulative growth of 18.2% over the same period in south-east England (up from 16.7% in their November forecast) and 14.2% in London (up from 13.9% in their November 2023 forecast). The other major agents report similar rates of cumulative growth over the same period.

Local Housing Market Context

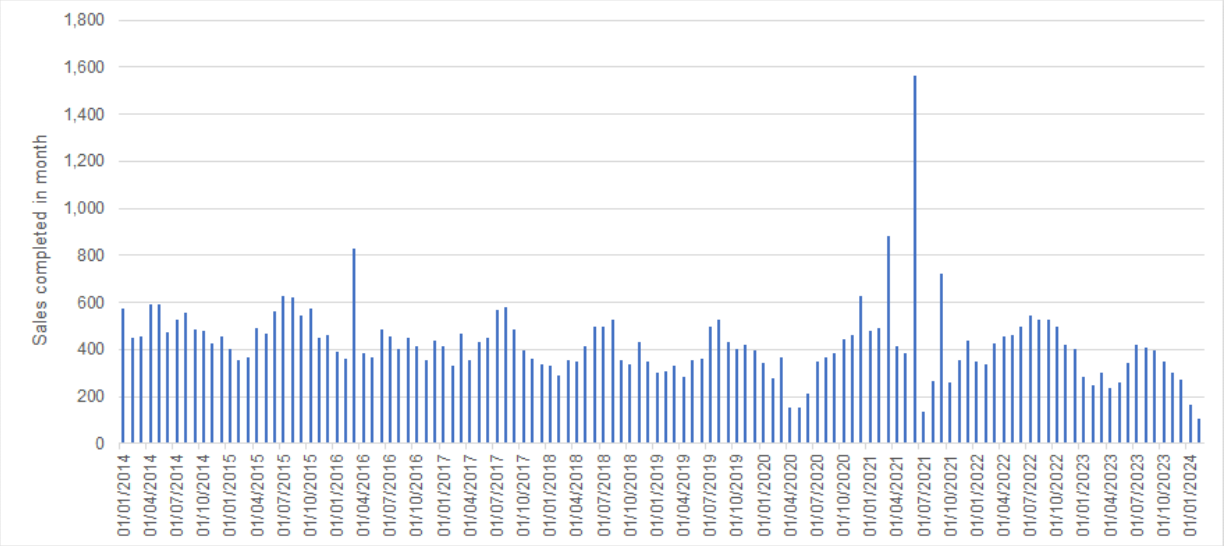
2.16 House prices in the London Borough of Wandsworth have followed recent national trends, with values increasing rapidly between the beginning to 2014 and August 2017, and then remaining broadly flat until April 2024, as shown in Figure 2.16.1. In August 2017, average sales values were £633,826 and in April 2024, average values were £620,731 (2% lower). Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.16.2), although somewhat volatile during the period after the first coronavirus lockdown. There was a significant increase in sales volumes in June 2021 as purchasers completed sales prior to the ending of the Stamp Duty holiday introduced by the government following the earlier closure in the market during the first lockdown. In subsequent months, sales volumes have returned to normal levels (varying in a range from circa 300 to 500 units per month), but there has been a steep decline in volumes since October 2023.

Figure 2.16.1: Average sales value in Wandsworth



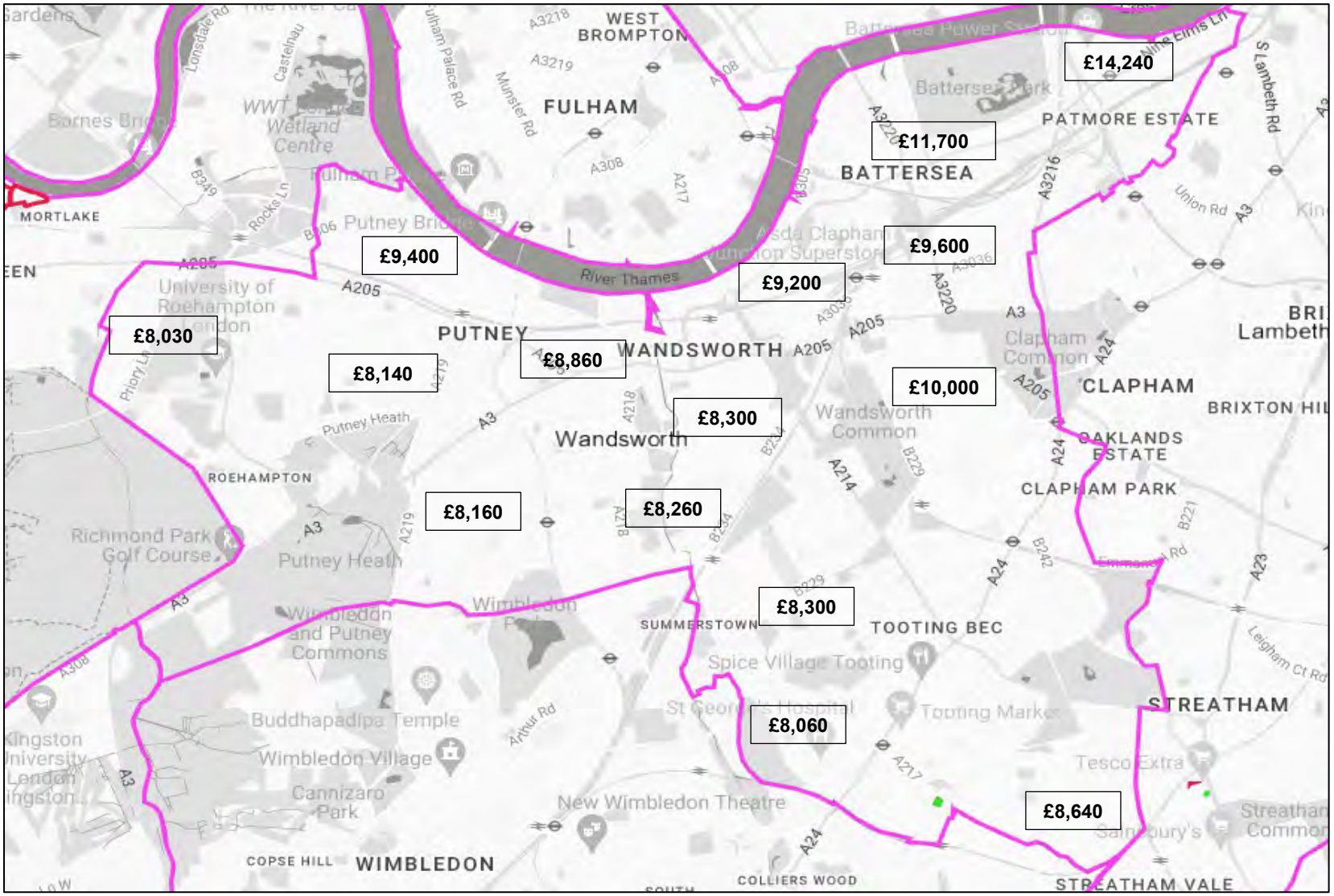
Source: Land Registry

Figure 2.16.2: Sales volumes in Wandsworth (sales per month)



Source: Land Registry

Figure 2.16.1: Sales values in Wandsworth (approx. £s per square metre)



Sources: Map – Google; Values – Land Registry; Molior London

2.17 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in May 2024 is that values in 'mainstream' London markets are expected to increase by 2% in 2024; 2% in 2025; 2.5%Q in 2026; 3.5% in 2027 and 3.0% in 2028, equating to cumulative growth of 14.2% over the period 2024-2028.

In common with other Boroughs in London, there are variations in sales values between different parts of Wandsworth, as shown in Figure 2.18.1[2]. The highest values are achieved in the Nine Elms and Battersea areas in the north of the Borough (circa £14,240 per square metre) and around Clapham Common (circa £10,000 per square metre). Values in other riverside locations to the west in Wandsworth Town and Putney are slightly lower at circa £9,400 per square metre). Elsewhere in the Borough, values typically in a range from £8,000 to £8,500 per square metre

Pricing on key developments

2.18 We have also sourced marketing prices for key developments in the Borough from the Molior London database. It should be noted that these are marketing (asking) prices and there will inevitably be a degree of discounting to these prices (typically 5% to 10%):

- Battersea Power Station Phase 3 (Prospect Place): average marketing prices of £19,052 per square metre;
- Prince of Wales Drive: average marketing prices of £14,761 per square metre;
- Nine Elms Parkside: average marketing prices of £15,736 per square metre;
- Riverside Quarter, Phase 6B, Osiers Road: average marketing price of £11,600 per square metre;
- Vision Point, Yelverton Road: average marketing prices of £10,600 per square metre;
- One Clapham: average marketing price of £10,161 per square metre;
- King George's Gate, Earlsfield: average marketing price of £10,010 per square metre;
- Atheldene Centre Phase 1, Garratt Lane: average marketing price of £9,451 per square metre.

Private rented sector market context

2.19 The proportion of the UK population living in privately renting housing has more than doubled between 1990 and 2023. In 1990, 9.3% of the population were living in privately rented homes and this increased to 19.1% in 2023. This increase largely results from affordability issues for households who would most likely have preferred to owner occupy. Over the period 2000 to 2023, the proportion of households owner occupying has fallen from 70.6% to under 64.8% in 2023. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital, although intergenerational transfers of equity will also play a key role in levels of owner occupation.

2.20 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector[3]. Investment yields have remained stable in the zones 2 to 4 London market at circa 4%[4]. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.

[2] Some of the price points in Figure 2.15.1 are for schemes in neighbouring boroughs close to the border with Wandsworth

[3] Knight Frank 'Multihousing 2022' estimates that capital committed to build to rent housing in the UK has increased from £35 billion in 2019 to over £56 billion in 2022, with a further increase to £102 billion forecast by 2028.

[4] Knight Frank Prime Residential Yield Guide June 2024 indicates yields of 3.9% for Zone 1 prime; 4.0% for Zone 2 prime and 4.15% for zones 3-4 prime.

2.21 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.

2.22 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.

2.23 On larger developments, PRS can help to diversify the scheme so that the developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent products will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

2.24 In February 2019, the government published a revised NPPF, with subsequent updates in 2021 and 2023, and revised PPG, with subsequent updates in May and September 2019.

2.25 Paragraph 34 of the NPPF states that "*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*".

2.26 Paragraph 58 of the NPPF suggests that "*Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available*".

2.27 In London and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Both the Council's adopted Local Plan policy and London Plan policy are applied 'subject to viability', having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.

2.28 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies

since the first NPPF was adopted[5], but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The risk of the approach in the NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

2.29 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.

2.30 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.

2.31 The CIL regulations state that in setting a charge, local authorities must strike "*an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.

2.32 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.

2.33 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

2.34 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted, however, that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.

2.35 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.

[5] And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

2.36 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20230104) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development".* Charging Authorities taking this approach need to ensure that different rates are justified by a comparative assessment of the economic viability of those categories of development. Furthermore, the PPG clarifies that the definition of "*use*" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987 (as amended), although that Order does provide "*a useful reference point"*[6]. The PPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.

2.37 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

2.38 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *"there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy*". The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.

2.39 Revised regulations came into effect on 1 September 2019 which introduced the following changes:

- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
- Removal of the pooling restrictions contained within Regulation 123.
- Charging authorities are no longer required to publish a Regulation 123 list.
- Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

[6] Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes *(rather than intended uses of development)* in these circumstances may be inconsistent with viability evidence.

Mayoral CIL

2.40 The Borough is located within Mayoral CIL Zone 1, which attracts a rate of £80 per square metre before indexation and £92.36 per square metre after indexation. The Nine Elms area falls within the 'Central London MCIL 2 charging area for office, retail and hotel use' where rates of £185 per square metre, £165 per square metre and £140 per square metre apply respectively (before indexation), or £213.59, £190.50 and £161.64 per square metre respectively (after indexation). Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

Borough CIL

2.41 The Council approved its CIL Charging Schedule on 11 July 2012 and it came into effect on 1 November 2012. Table 2.41.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2024 (published in December 2023). For residential developments, the borough is divided into four zones (Nine Elms Residential Area A; Nine Elms Residential Area B; Roehampton Charging Area; and All other areas). In these areas, residential rates are £575, £265, £0 and £250 per square metre respectively (before indexation). Offices and retail uses (now falling within Class E) are charged at £100 per square metre (before indexation) in the Nine Elms areas and nil elsewhere. All other development has a nil charge. The adopted and indexed rates are summarised in Table 2.41.1.

Table 2.41.1: CIL rates per net additional square metre in the Charging Schedule

Use / zone	Adopted rate	Indexed rate
Residential (Nine Elms A)	£575	£982.40
Residential (Nine Elms B)	£265	£452.76
Residential (Roehampton)	£0	£0
Residential (All other areas)	£250	£427.13
Offices and retail (Nine Elms A and B)	£100	£170.85
All other uses	£0	£0

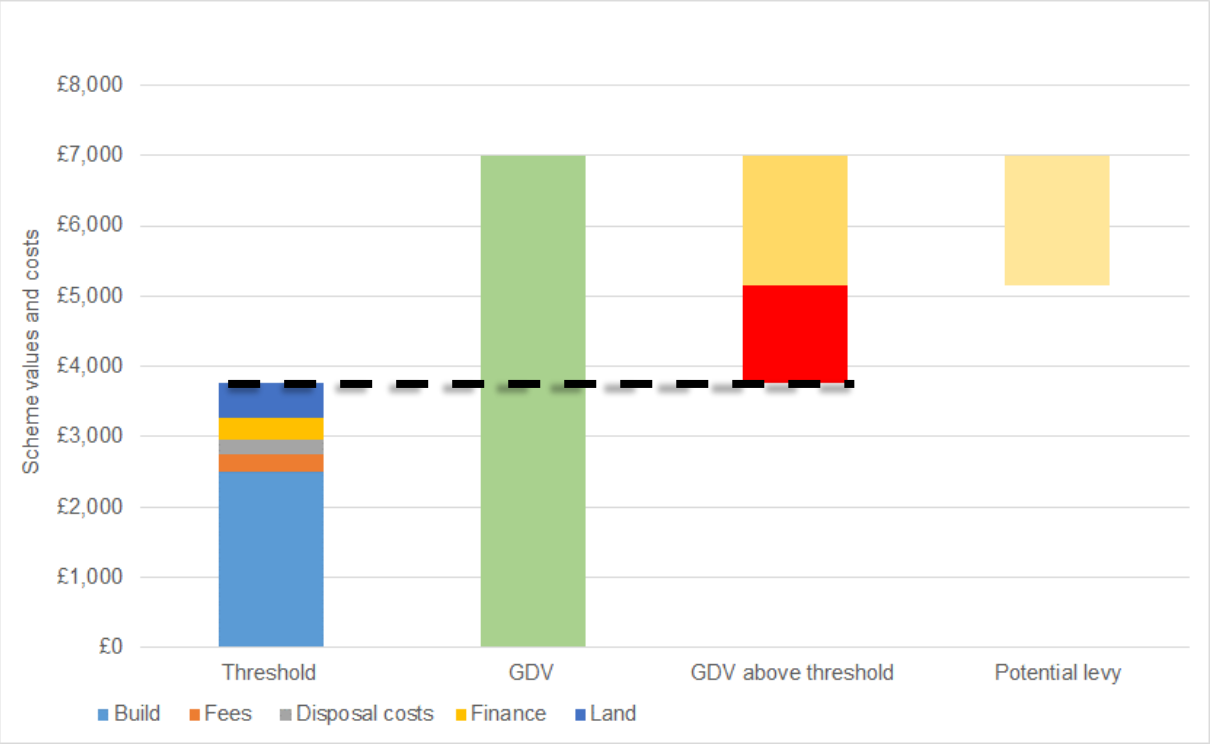
Infrastructure Levy

2.42 The Levelling Up and Regeneration Act 2024 ('LURA') includes provisions for a new 'Infrastructure Levy' ('IL') which – if adopted - would replace section 106 obligations (including affordable housing) and CIL. The LURA does not provide details on how the IL will work, but a technical consultation document in early 2023 provided more detail on how the previous government envisaged that it would operate. The consultation indicated that IL would be piloted through a 'test and learn' process prior to wider implementation.

2.43 In essence, the IL will be structured so that developers pay a percentage of GDV as a levy, which they will use to fund infrastructure. Authorities will be able to use some of the levy to fund the delivery of affordable housing by requiring developers to provide affordable units in lieu of paying the levy.

2.44 The technical consultation indicates that the IL will be determined by individual LPAs and can vary between types of development and types of site. In essence, the costs of development are calculated using a typology approach (including land cost, construction, fees, finance and marketing costs). These costs are reflected by the first bar on the left in Figure 2.44.1. The amount of GDV above these costs is then calculated (in Figure 2.44.1, the GDV is represented by the green bar and the surplus above the threshold is shown by the yellow and red bar). The 'surplus' GDV is then divided between Developer profit (represented by the red portion of the bar) and the remainder is the indicative IL.

Figure 2.44.1: Calculating IL



2.45 LPAs would be expected to run a number of typologies to test the likely viability of a range of developments and set an IL percentage of GDV tariff, or range of tariffs.

2.46 The previous government had indicated that it expected the IL to deliver the same or greater levels of benefits (in terms of affordable housing and contributions towards infrastructure) than the existing system. This proposition is problematic. The existing system secures contributions from developers by setting relatively ambitious targets and securing the maximum viable level of benefits on a site-specific basis. The delivery of a borough average of, say, 30% affordable is the product of a series of negotiations on individual schemes, ranging from 0% up to 50% affordable housing.

2.47 Systems for securing contributions towards affordable housing and infrastructure can be simple, or they can optimise delivery, but it is difficult for them to achieve both objectives. As IL will be fixed, it will need to set at a level that can be viably absorbed by all schemes which will come forward in a variety of situations. In authorities where schemes are fairly uniform and sites are all greenfield, viability of development will not differ significantly from one site to the next. The same cannot be said of urban areas – each development has an almost unique set of characteristics; with varying forms of development driven by the urban grain; varying mixes of uses; hugely variable levels of abnormal costs; and existing use values that vary from site to site.

2.48 The risk of adopting a uniform tariff with no flexibility is that it will render some schemes unviable. CIL has worked in practice, as other planning requirements are negotiable. In contrast, IL has no flexibility to address site-specific circumstances.

2.49 In setting IL, local authorities will need to identify a rate (or set of rates) that all schemes within its area can viably accommodate. If the IL is set at the wrong rate or rates, the consequence is that some schemes will be rendered unviable. If an authority identifies that schemes in its area can currently provide a range of affordable housing levels of, say, 5% to 35%, the IL will need to be set at a level that is equivalent to 5% to avoid rendering a huge swathe of housing land supply unviable. The other schemes that could have delivered more than 5% will not do so and significant amounts of value will be 'left on the table'.

2.50 The lack of flexibility in the proposals will inevitably drive down levels of affordable housing delivery

towards the least viable scenario. Planning authorities in urban areas need to pilot the IL to demonstrate the adverse impact it will have on delivery, but these authorities are likely to be the most reluctant to get involved. The inevitable conclusion of these pilots will be that optimisation of benefits cannot be achieved through simplification.

2.51 The response to the technical consultation on the IL resulted in unanimously negative feedback and the government has indicated that a further consultation on the principle of IL will be issued in the near future. The previous government also accepted an amendment to the LURA which resulted in IL not being mandatory if authorities can demonstrate that it would have an adverse impact on viability in their areas. The new government elected on 4 July has indicated that it does not intend to continue the IL. It is therefore unlikely that the proposals will continue in their current form, but the government has signalled a need for ongoing improvement to the existing planning obligations system.

Fire safety regulations

2.52 In July 2023, the previous government confirmed an 18 metre height threshold above which all residential buildings are to have a second stair core. Many developers who have recently secured planning permission but who have not yet implemented these permissions are submitting Section 73 applications to vary these schemes to add second cores. This sometimes results in reductions in saleable floorspace where it is not possible to offset space lost to additional cores by either expanding the footprint of the building or adding height.

2.53 The issue has been compounded by recent increases in construction costs, which developers are typically reflecting in their financial viability assessments submitted with Section 73 applications. This is entirely appropriate of course (providing that any increases in value since the original application are also reflected), but sometimes has the effect of reducing the affordable housing below 35% unless other factors have changed to offset increased costs, such as a reduced benchmark land value.

2.54 This is in essence a short term issue that will be resolved after consented schemes have been varied to add the required additional cores. Schemes being designed after the changes to the regulations will clearly already reflect the requirements and sufficient floorspace will need to be negotiated with officers to ensure schemes are financially viable.

Local Policy context

2.55 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements[7], which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which cannot be altered by the Council's Partial Local Plan Review.

2.56 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as the adopted CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.

2.57 The Council adopted a new Local Plan in July 2023 and the partial review does not seek to change the vast majority of policies. The Council undertook a Regulation 18 engagement exercise between 23 October and 4 December 2023 indicating that the partial review will focus on Policy LP23 (affordable housing). The policies with specific cost implications in the adopted Local Plan are identified in Table 2.57.1 below. This includes policy LP23 on affordable housing, which this study focuses on.

[7] London Plan policy requirements were themselves viability tested in the 'London Plan Viability Study December 2017' available here: https://www.london.gov.uk/sites/default/files/london_plan_viability_study_dec_2017.pdf

Table 2.57.1: Policies with cost implications in the adopted Local Plan

Policy	Requirement	How policy is addressed in this Study
LP10	**Responding to the Climate Crisis** Reflects London Plan requirement for major developments to achieve minimum 35% reduction in carbon emissions through on-site solutions. Non-residential buildings to achieve BREEAM 'outstanding'.	Additional cost included in appraisals.
LP14	**Air Quality, pollution and managing impacts of development** Policy refers to land contamination and the need for remediation. However, developers will need to remediate sites to appropriate standards to comply with other standards (e.g. HBF warranty) so these are not direct policy costs.	PPG on viability indicates that remediation should be reflected in BLV, so the impact for the purposes of this study is neutral.
LP17	**Social and community infrastructure** Requires that developments of 10 or more units will have access to sufficient community infrastructure in neighbourhood to accommodate new residents. This policy also prevents the loss of existing social and community infrastructure.	Contributions to new community infrastructure via CIL.
LP18	**Arts, culture and entertainment** A requirement to produce an Arts and Culture Action Plan	De-minimis cost, incorporated within overall professional fees allowance.
LP19	**Play space** Requirement for provision of play space for children of 10 square metres per child.	Reflected within the assumptions on built area in relation to site area. Costs of laying out play space reflected in external works allowances.
LP20	**New open space** Major developments expected to accommodate public open space on-site.	Reflected within assumptions on built area in relation to site area. Costs of laying out public open space reflected within external works allowances.
LP23	**Affordable housing** The Council will require an affordable housing tenure split of at least 50% low-cost rent produces, with the balance provided as other intermediate products.	The partial review retains the overall strategic 50% target but seeks to vary the tenure split to 70% social rent and 30% intermediate.
LP24	**Housing mix** Seeks to apply a housing mix as follows:	Housing mix reflected in the appraisals, with a sensitivity test included for an updated housing mix.

Tenure	1 bed	2 bed	3 bed	4 bed
Market housing	30-40%	30-40%	15-25%	5-10%
Rented Units	40-45%	30-35%	20-25%	5-10%
Intermediate	35-40%	40-45%	15-20%	5-10%

Policy	Requirement	How policy is addressed in this Study
LP27	**Housing standards** Developments to comply with national space standards (as reflected in London Plan) and requirements of London Plan policies D6 and D7.	Space standards reflected in appraisals. Accessibility standards (10% of dwellings to meet Part M4(3) standard and all other dwellings to meet Part M4(2) reflected.
LP28	**Purpose built student accommodation** Reflects London Plan requirement for purpose build student accommodation to provide 35% affordable student housing (defined as rents not exceeding 50% of the available maintenance loan for undergraduate students studying in London.	Tested in the study.
LP30	**Build to rent** Applies other relevant residential policies (LP23, LP24 and LP27 to build to rent schemes)	Tested of these requirements alongside other types of residential development.
LP31	**Specialist housing for vulnerable people** Sets out requirement for new specialist and supported housing to be of high quality and provide affordable housing in line with policy LP24.	Affordable housing requirement tested in study.
LP38	**Affordable and open workspace** Requires that schemes exceeding 1,000 square metres provide at least 10% of floorspace at a rent not exceeding 80% of market rent (50% in Nine Elms area) in perpetuity.	Reflected in the appraisals.
LP39	**Local employment and training opportunities** Seeks contributions towards provision of training/apprenticeship places.	Reflected in the appraisals.
LP51	**Parking, servicing and car free development** Requires that developments are car free in areas with PTALs of 4 or more. Electric vehicle charging required where on-site car parking is provided.	Reflected in the appraisals.
LP55	**Biodiversity** Requirement for 10% biodiversity net gain, in line with statutory requirements.	Cost reflected in the appraisals.
LP57	**Urban Greening Factor** All developments to contribute towards urban greening including green roofs, green walls and nature-based sustainable drainage.	Cost of green roofs incorporated in the appraisals.
LP62	**Planning obligations** Outlines the Council's intention to secure contributions through Section 106 agreements in addition to CIL.	Reflected in the appraisals.

Development context

2.58 Wandsworth is an inner London borough extending from central London (at Vauxhall) to the edge of Richmond Park in the neighbouring borough of Richmond. The Borough's entire northern boundary is defined by the River Thames. One third of the Borough's land mass is in residential use and a quarter is open space, including heaths and commons.

2.59 The Borough has five main town centres (Balham, Clapham Junction, Putney, Tooting and Wandsworth), the Nine Elms Opportunity Area and nine local centres. The main town centres have high levels of public transport accessibility (4 or above). Elsewhere, public transport accessibility is relatively low, due to relatively low levels of railway and Underground lines in some parts of the

Borough.

2.60 The Borough's population has increased from a 320,900 in 2015 to an estimated 332,500 in 2020, with an increase to 377,300 expected by 2040. .

2.61 Wandsworth has a highly skilled resident population, with 70% of economically active people holding a degree (compared to the London-wide average of 53%). Median weekly earnings are £690 compared to a London average of £575.

2.62 The Nine Elms Opportunity Area has seen significant volumes of residential and commercial development over the past twelve years, with redevelopment of former industrial land with mixed use schemes providing circa 20,000 new residential units. The redevelopment of Battersea Power Station has resolved a significant brownfield development site with a significant heritage asset which had been vacant since its closure as an operational power station in the mid 1980s. The power station itself now accommodates a major office and retail destination, with circa 3,500 residential units distributed in the land around the power station. The rest of the Nine Elms area accommodates a range of developments and uses, including the US Embassy. Higher densities of development within the Opportunity Area were made possible by an extension of the Northern Line through Nine Elms and onwards to Battersea Power Station, funded jointly by the developers, the Council and TfL. The Council's previous policy for the Nine Elms Opportunity Area sought 15% affordable housing, which was lower than the borough-wide target at the time, on the basis that developments would be contributing towards strategic infrastructure. The adopted Local Plan now brings Nine Elms into line with the target applied elsewhere in Wandsworth.

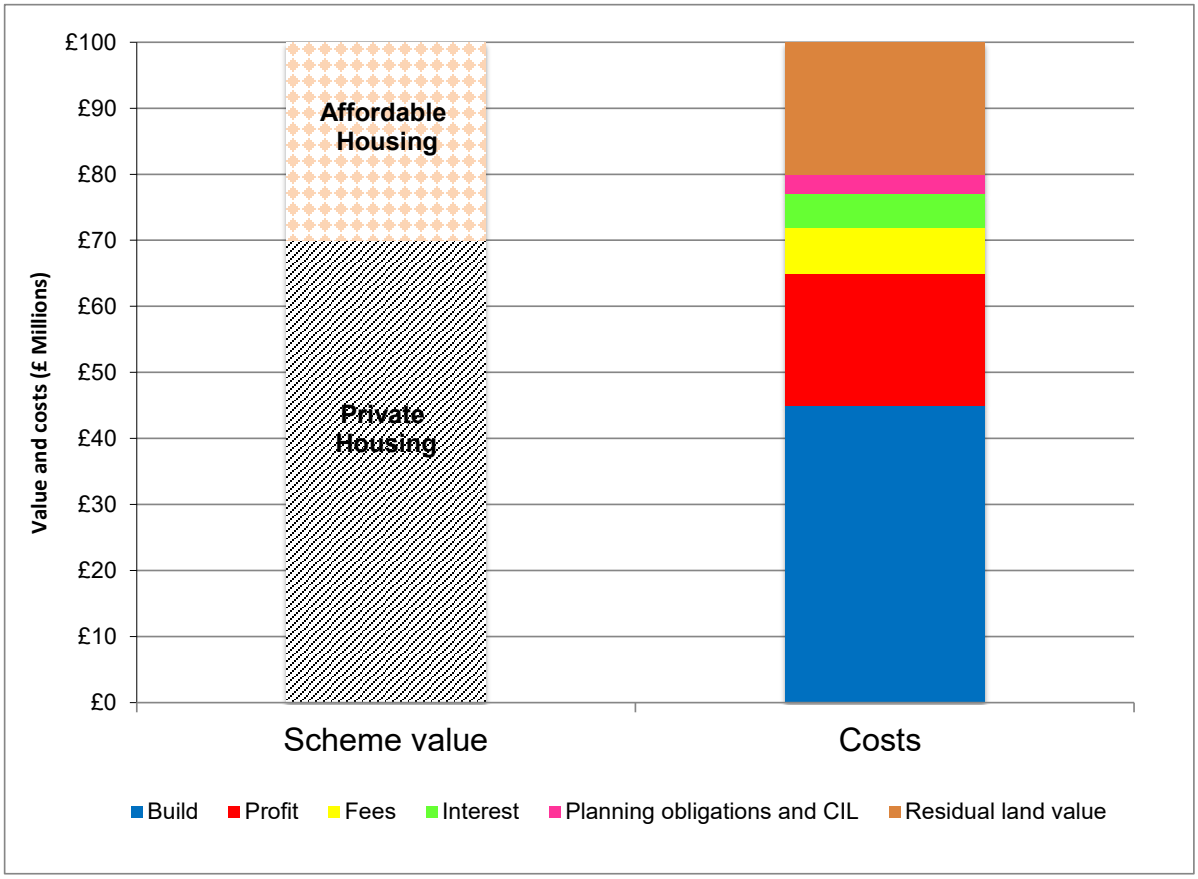
3 Methodology and appraisal approach

3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Wandsworth and tests the Council's emerging planning policy requirements alongside adopted CIL rates.

Approach to testing development viability

3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.

Figure 3.2.1: Components of a residual valuation



3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.

3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Wandsworth, most sites will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;
- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR. Typically, developers and banks are targeting around 17.5 profit on value of the private housing element.

3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value[8]' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.

3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

3.7 In 2019 (with re-issues in 2021 and 2023), the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan".* The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.

3.8 The Mayor of London's Affordable Housing and Viability SPG (August 2017) focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be "*fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses*".

3.9 The Local Housing Delivery Group published guidance[9] in June 2012 which provides guidance on

[8] For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

[9] Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

testing viability of Local Plan policies. The guidance notes that "*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*".

3.10 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's existing use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

3.11 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements. Consequently, an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Wandsworth, where the vast majority of sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use.

3.12 Commentators frequently make reference to 'market testing' of benchmark land values and advocating the use of benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the advocates of this approach have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.

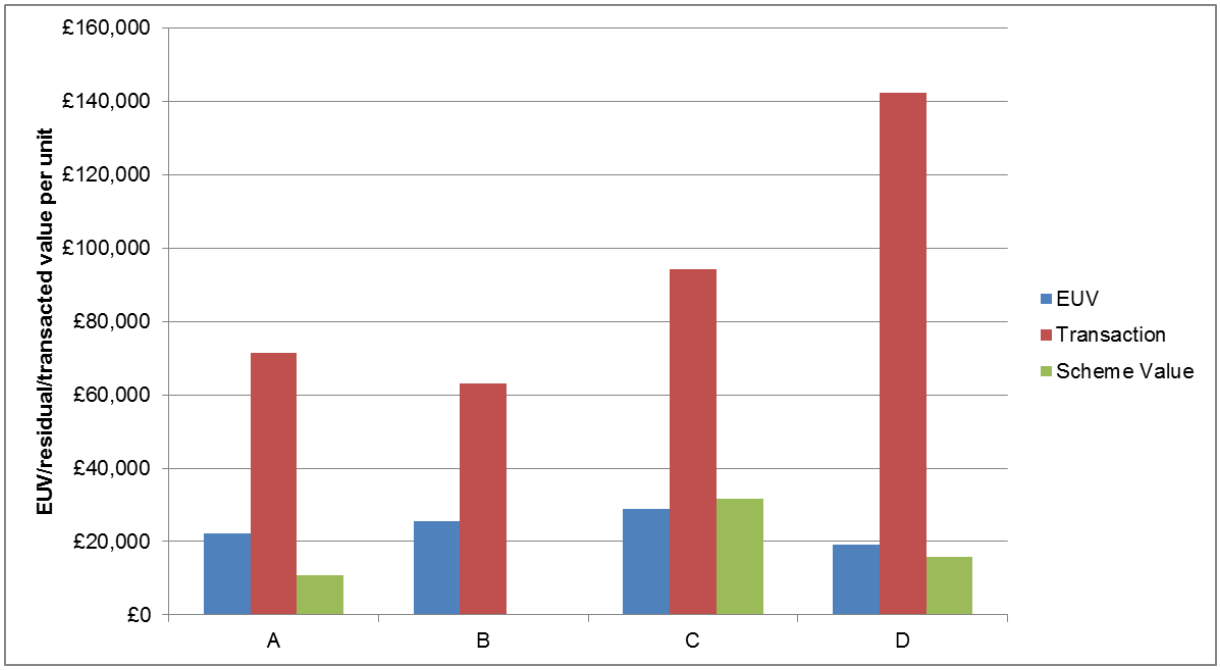
- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.

- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.

- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.

3.13 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.13.1. This chart compares the residual value of four Wandsworth development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.13.1: Comparison of residual values to existing use value and price paid for site



3.14 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

3.15 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that "*the landowner premium should be tested and balanced against emerging policies*" and that "*the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements*". The guidance also stresses in several places that "price paid for land" should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.11 and 3.12.

4 Appraisal assumptions

4.1 We have appraised 48 development typologies across the borough, these include a range of typologies which were formulated by the Council, informed by past development types and current pipeline sites, to reflect the development expected to come forward under the new Local Plan. These typologies are broadly consistent with those used in the Council's *'Whole Plan Viability Assessment (January 2022)',* but with some additional typologies added to cover other types of development commonly found in the Council's housing trajectory, particularly small sites. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 1). The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in adopted Local Plan Policies LP27 and Policy D6 of the London Plan as well as specific public open space requirements in adopted Local Plan policies LP19 and LP20. The Council undertook some engagement on draft appraisal inputs and the responses to this are attached as Appendix 18.

Residential sales values

4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within Wandsworth, as noted in Section 2. We have considered comparable evidence of second hand and new build transactions in the borough to establish appropriate values for testing purposes. This exercise involved analysis of 3,711 transactions recorded by the Land Registry between January 2022 and April 2024 but brought up to date by reference to changes in the House Price Index from the point of sale (attached as Appendix 2). This analysis indicates that developments in the borough will attract average sales values ranging from circa £8,030 per square metre (£746 per square foot) to circa £14,240 per square metre (£1,323 per square foot), as shown in Figure 2.16.1. As noted in Section 2, the highest sales values are achieved in the Nine Elms area at the north of the Borough. Developments in the western parts of the borough (and Roehampton in particular) which have the lowest levels of public transport accessibility are lowest.

4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 10%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 5%.

4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

Table 4.4.1: Growth scenario

Year	1 2024	2 2025	3 2026	4 2027	5 2028	6 2028 and each year thereafter
Values	2.5%	2.5%	3.0%	3.5%	4.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

4.5 The Local Plan Partial Review would require schemes capable of providing 10 or more units to provide 50% affordable housing (or a potential Fast Track percentage of 40% - 45%) with a tenure mix of 70% social rent and 30% intermediate. This is a departure from the adopted policy which seeks provision of 50% affordable housing (or 35% in some applications of the Fast Track) with a tenure mix of 50% low cost rented housing and 50% intermediate products.

4.6 For the purposes of testing potential levels of affordable housing to inform the emerging policy approach, our appraisals assume that the rented housing is let at social rents (see Table 4.6.1). This table also shows London Affordable Rents for comparison – these are not applied in the appraisals.

Table 4.1.1: Development typologies and strategic development sites tested in the study (all areas are square metre gross internal areas)

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office	Warehouse B8	Total Gross Internal Area
1	Low density housing scheme (2 houses)	0.05	2	85	170					170
2	Low density housing scheme (4 houses)	0.10	4	85	339					339
3	Low density housing scheme (9 houses)	0.23	9	85	764					764
4	Medium density flatted sheme (5 flats)	0.03	5	85	424					424
5	Medium density flatted scheme (7 flats)	0.04	7	85	594					594
6	Medium density flatted scheme (9 flats)	0.06	9	85	764					764
7	Medium density flatted scheme (30 flats)	0.15	30	85	2,545					2,545
8	Medium density flatted scheme (75 flats)	0.38	75	85	6,363					6,363
9	Medium density flatted scheme (250 flats)	1.47	250	85	21,211					21,211
10	Medium density flatted scheme (600 flats)	2.49	600	85	50,906					50,906
11	Medium density mixed use flatted scheme (200 flats)	1.98	200	85	16,969	2,000	1,000	1,000		20,969
12	Medium density mixed use flatted scheme (400 flats)	1.95	400	85	33,938	1,200	300			35,438
13	Medium density mixed use flatted scheme (80 flats)	1.03	80	85	6,788	200		5,000	5,000	16,988
14	Intensification scheme (industrial with 9 flats)	0.29	9	85	764				4,000	4,764
15	Medium density mixed use flatted scheme (30 flats)	0.24	30	85	2,545	400				2,945
16	Medium density mixed use flatted scheme (75 flats)	0.29	75	85	6,363				2,000	8,363
17	Medium density mixed use flatted scheme (150 flats)	0.72	150	85	12,727			2,000		14,727
18	High density mixed use flatted scheme (300 flats)	0.76	300	85	25,453			5,000		30,453
19	Medium density mixed use flatted scheme (50 flats)	0.29	50	85	4,242			1,300		5,542
20	High density mixed use flatted scheme (150 flats)	0.48	150	85	12,727			5,000		17,727
21	High density mixed use flatted scheme (480 flats)	1.52	480	85	40,725			7,000		47,725
22	Medium density mixed use flatted scheme (100 flats)	0.51	100	85	8,484	2,000				10,484
23	High density mixed use flatted scheme (450 flats)	1.02	450	71	31,852				3,000	34,852
24	Medium density mixed use flatted scheme (40 flats)	0.60	40	71	2,831	3,000		700		6,531

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office	Warehouse B8	Total Gross Internal Area
25	Medium density mixed use flatted scheme (250 flats)	2.30	250	85	21,211	650		1,600		23,461
26	Medium density mixed use flatted scheme (250 flats)	1.79	250	85	21,211	400			2,000	23,611
27	Medium density mixed use flatted scheme (140 flats)	0.60	140	85	11,878	3,000		4,000		18,878
28	Medium density mixed use flatted scheme (600 flats)	3.51	600	85	50,906	7,000	3,000		1,000	61,906
29	Medium density mixed use flatted scheme (500 flats)	2.81	500	85	42,422	800			3,500	46,722
30	Intensification scheme (industrial with 12 flats)	0.39	12	85	1,018			500	2,500	4,018
31	Medium density mixed use flatted scheme (350 flats)	2.19	350	85	29,695			7,500	15,000	52,195
32	Medium density mixed use flatted scheme (180 flats)	1.25	180	85	15,272	700	500	500		16,972
33	High density mixed use flatted scheme (500 flats)	1.42	500	85	42,422	2,000		5,500		49,922
34	Medium density mixed use flatted scheme (1750 flats)	10.63	1,750	85	148,477	12,000	3,000	3,500		166,977
35	High density mixed use flatted scheme (30 flats)	0.08	30	85	2,545			500		3,045
36	Medium density mixed use flatted scheme (50 flats)	0.37	50	85	4,242					4,242
37	High density mixed use flatted scheme (400 flats)	1.06	400	85	33,938					33,938
38	High density mixed use flatted scheme (400 flats)	1.13	400	85	33,938	2,500	500			36,938
39	Medium density mixed use flatted scheme (100 flats)	0.50	100	85	8,484			3,000		11,484
40	High density mixed use flatted scheme (350 flats)	0.93	350	85	29,695	400		1,300		31,395
41	Purpose built student accom (high density) 100 units	0.05	100	38	3,750					3,750
42	Purpose built student accom (medium density) 100 units	0.15	100	38	3,750					3,750
43	High density retirement flatted scheme (60 flats)	0.20	60	85	5,091					5,091
44	High density retirement flatted scheme (70 flats)	0.20	70	85	5,939					5,939
45	High density retirement flatted scheme (80 flats)	0.20	80		0					0
46	Medium density extracare flatted scheme (50 flats)	0.20	50	85	4,242					4,242
47	High density extracare flatted scheme (60 flats)	0.20	60	85	5,091					5,091
48	High density extracare flatted scheme (70 flats)	0.20	70	85	5,939					5,939

Table 4.6.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents	£106.59	£121.74	£139.60	£157.46
London Affordable Rent (2024/25)[10]	£201.43	£213.26	£225.11	£236.95

4.7 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle, be paid to acquire the completed units from a developer.

4.8 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically 25%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.

4.9 Adopted Local Plan Policy LP24 sets out an expected housing mix in new developments in terms of numbers of bedrooms. The housing mix applied to across the affordable tenures is included in Table 4.9.1.

Table 4.9.1: Housing mix sought by adopted Local Plan Policy LP24

Tenure	1 bed	2 bed	3 bed	4 bed
Market housing	30-40%	30-40%	15-25%	5-10%
Rented Units	40-45%	30-35%	20-25%	5-10%
Intermediate affordable	35-40%	40-45%	15-20%	5-10%

4.10 In addition, the Council has provided an alternative mix, which is based on a recent housing needs assessment, which we have tested as a sensitivity analysis. This mix is summarised in Table 4.10.1.

Table 4.10.1: Alternative housing (C3) mix (sensitivity analysis)

Tenure	1 bed	2 bed	3 bed	4 bed
Market housing	5.7%	38.6%	47.1%	8.6%
Rented Units	19.6%	36.3%	31.2%	12.9%
Intermediate affordable	29.5%	70.5%	-	-

4.11 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.11.1 summarises the capital values that each tenure generate.

[10] The rents most recently published by the GLA uprated by the subsequent maximum allowable rent increased published by the Regulator of Social Housing in January 2024.

Table 4.11.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value[11]
Social Rent	£2,530	£2,092	£1,989	£1,982	£2,090
Shared ownership[12]	£5,201	£5,201	£4,328	£3,746	£4,682

4.12 The GLA '*Affordable Homes Programme 2021-2026*' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Rents and yields for commercial development

4.13 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.13.1. These assumptions are informed by 244 lettings of similar floorspace in the Borough recorded by CoStar since July 2022 (attached as Appendix 3) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace.

Table 4.13.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	£485	7.00%	12
Supermarkets	£280	5.00%	6
Offices	Nine Elms: £601 Elsewhere: £479	6.50%	12
Industrial and warehousing	£280	5.00%	12

Build costs

4.14 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 4). It is the largest source of independently verified scheme cost data and its use for testing emerging planning policies is advocated by the PPG. Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.14.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses	810.1 Estate housing generally	£1,873	10%	£2,060
Flats – fewer than 6 storeys	816. Flats 3-5 storeys	£2,163	10%	£2,379
Flat – 6 or more storeys	816. Flats 6 storeys or above	£2.555	10%	£2,811

[11] Reflecting the housing mix in adopted Local Plan Policy LP24. The blended value for the alternative housing mix is marginally lower at £1,990 per square metre for rented housing and broadly unchanged for shared ownership due to affordability caps.

[12] Variable as these are linked to market values – the values shown here are for schemes with unrestricted market values of £8,000 per square metre. Values will vary with unrestricted market value but they will be restricted by household income affordability caps.

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Retail	345 Shops generally	£1,892	10%	£2,081
Supermarkets	344 Supermarkets generally	£2,119	10%	£2,331
Student housing	856.2 Students' residences	£2,873	10%	£3,160
Offices	320 Offices air conditioned generally	£2,758	10%	£3,034
B2 / B8	284 Warehouses, stores	£1,126	10%	£1,239

4.15 The base costs above are increased by 10% to account for external works (including car parking spaces).

Net Zero carbon and BREEAM

4.16 The Council (together with other London boroughs) has commissioned research on the costs of achieving reductions in carbon emissions from development ('*Delivering Net Zero: An evidence study to support planning policies which deliver Net Zero Carbon developments'* (May 2023) by Levitt Bernstein, Introba, Inkling, Currie & Brown and Etude.

4.17 This research identifies additional capital costs of achieving net zero carbon development ranging from 4% to 5% for houses; 4% to 7% or low rise flats; and 3% to 5% for mid-rise flats. The study also identifies additional capital costs of 1% to 4% for offices and 4% to 7% for industrial development.

4.18 We have therefore tested a range of costs in our appraisals, reflecting the findings from the research indicating that there are various approaches to achieving net zero carbon and the cost depends on the type of buildings and which solution is used. The range is therefore as follows (these are applied to both domestic and non-domestic uses):

- Scenario 1: 3% uplift for net zero carbon;
- Scenario 2: 5% uplift for net zero carbon.

Accessibility standards

4.19 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.19.1. These costs are based on the (then) MHCLG *'Housing Standards Review: Cost Impacts'* study, but converted into percentages of base construction costs (see calculations at Appendix 5) so that they can be applied to contemporary costs.

Table 4.19.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible and adaptable	1.15%	0.54%
M4(3) (a) wheelchair user - adaptable	9.28%	10.77%
M4(3) (b) wheelchair user - accessible	9.47%	23.80%

4.20 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 10% of dwellings, in line with the requirement of adopted Local Plan Policy LP27. M4(3) (a) applies to market housing units and M4(3) (b) applies to affordable units.

Professional fees

4.21 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

4.22 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, reflective of medium funding conditions over the plan period.

Marketing costs

4.23 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

Mayoral CIL

4.24 The Borough is located within Mayoral CIL Zone 1, which attracts a rate of £80 per square metre before indexation and £92.36 per square metre after indexation. The Nine Elms area falls within the 'Central London MCIL 2 charging area for office, retail and hotel use' where rates of £185 per square metre, £165 per square metre and £140 per square metre apply respectively (before indexation), or £213.59, £190.50 and £161.64 per square metre respectively (after indexation). Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

Borough CIL

4.25 The Council approved its CIL Charging Schedule on 11 July 2012 and it came into effect on 1 November 2012. Table 4.25.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2024 (published in December 2023). For residential developments, the borough is divided into four zones (Nine Elms Residential Area A; Nine Elms Residential Area B; Roehampton Charging Area; and All other areas). In these areas, residential rates are £575, £265, £0 and £250 per square metre respectively (before indexation). Offices and retail uses (now falling within Class E) are charged at £100 per square metre (before indexation) in the Nine Elms areas and nil elsewhere. All other development has a nil charge. The adopted and indexed rates are summarised in Table 4.25.1.

Table 4.25.1: CIL rates per net additional square metre in the Charging Schedule

Use / zone	Adopted rate	Indexed rate
Residential (Nine Elms A)	£575	£982.40
Residential (Nine Elms B)	£265	£452.76
Residential (Roehampton)	£0	£0
Residential (All other areas)	£250	£427.13
Offices and retail (Nine Elms A and B)	£100	£170.85
All other uses	£0	£0

4.26 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Wandsworth but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to reflect the most cautious outcome in terms of CIL liability. In practice, many developments will have existing floorspace which qualifies and the CIL liability will be reduced to an extent.

Section 106 costs

4.27 To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £2,500 per unit for residential development. This has been based on previous agreed S106 costs aligned to the Planning Obligations SPD, however it is important to note S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

4.28 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £15 per square metre for commercial developments.

Workspace and affordable workspace

4.29 Adopted Local Plan Policy LP38 requires that schemes providing more than 1,000 square metres of employment floorspace should incorporate 10% affordable workspace at rents not exceeding 80% of market rent (50% of market rent in Nine Elms) in perpetuity.

4.30 Our appraisals reflect this policy requirement, although it should be noted that the Local Plan indicates that it is to be applied "subject to scheme viability". Where schemes are on the margins of viability, this indicates that the Council may – on balance – seek to prioritise affordable housing in mixed use schemes over the delivery of affordable workspace.

Urban Greening Factor / green roofs

4.31 Adopted Local Plan Policy LP57 requires that all developments contribute towards urban greening in Wandsworth, including provision of green roofs, green walls and nature-based sustainable drainage. Although the policy does not explicitly state the Urban Greening Factor required, we have assumed that this reflects the minimum requirements in the London Plan (0.4 for residential developments and 0.3 for commercial). We have modelled the inclusion of green roofs as a proxy for the various measures that developers can deploy to achieve the required UGF levels. Studies[13] on the cost installing green roofs indicate a typical cost of £100 per square metre of roof space, which we have applied to an estimate of the footprints of the buildings in each development typology. We have increased this cost by the change in the BCIS Tender Price Index[14], increasing costs to £112.80 per square metre.

Biodiversity Net Gain

4.32 The Council's adopted policy LP55 reflects the statutory requirement that developments achieve 10% biodiversity net gain. We have reflected the additional costs of achieving a 10% net gain by applying an increase in build costs indicated in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites in London for a 10% biodiversity net gain equate to 0.2% of build costs[15]. Increasing biodiversity in urban areas on sites which have been previously developed, as the starting base level of biodiversity is typically very low.

Development and sales periods

4.33 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of up to 6 units per month (reflecting typical rates of sales in developments across London), with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that some schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan

[13] See, for example, the Corporation of City of London's 'Urban Greening Study', July 2018

[14] BCIS Qtr 3 2018 = 327; Qtr 2 2024 = 391. Change = 19.57%

[15] Central Estimate – see Table 20 of DEFRA Impact Assessment

will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the emerging policies are viable for most developments. The price points achieved by schemes in Wandsworth are towards the lower end of the London-wide range and at a level which is achieving relatively good rates of sale.

Developer's profit

4.34 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).

4.35 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.

4.36 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine and the September 2022 'fiscal event', the market has remained relatively resilient. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the former will be sold throughout the construction phase and almost built to order, whereas the latter tends to be built over long periods of time with significant capital lock-up, resulting in a higher risk profile for flatted schemes. Profit rates applied to rented housing (BTR, co-living and student housing) are set at 15% of GDV. Profit on commercial development is also set at 15% of GDV.

4.37 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

4.38 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

4.39 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.

4.40 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.

4.41 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are summarised in Appendix 6 and the benchmark values themselves are summarised in Table 4.41.1.

Table 4.41.1: Benchmark land values (£ millions per hectare)

Use	EUV	Premium	BLV
Offices	£12.86	£2.57	£15.44
Retail	£7.64	£1.53	£9.17
Industrial	£5.07	£1.01	£6.09
Open land	£0.00	£0.00	£0.50

4.42 We have not used 'alternative use values' in this study, as we have modelled a wide range of development typologies, including commercial schemes (which would, themselves, be the 'alternative uses' that would be tested, resulting in a degree of circularity). Clearly such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 summarised as follows:

- That any alternative use scheme would comply in full with development plan policies;
- That it can be demonstrated that the alternative use could be accommodated on the site in question;
- There is demonstrable market demand for the alternative use;
- There is robust justification as to why this alternative use is not being pursued by the landowner.

4.43 A recent appeal decision[16] notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

[16] 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321

5 Appraisal outputs

5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 7 and 8. We have appraised 48 development typologies, reflecting different densities and types of development across the Borough. These sites include both residential and non-residential uses, including offices, retail and industrial, reflecting the mixed-use nature of many developments in Wandsworth.

5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with emerging Local Plan policies, with two alternative tenure mixes, plus three additional sensitivity analyses:

- 0% affordable to 50% affordable; 50% Social Rent and 50% Shared Ownership (reflecting the adopted policy requirement);
- 0% affordable to 50% affordable; 70% Social Rent and 30% Shared Ownership (reflecting the emerging policy requirement in the Partial Local Plan Review;
- 0% affordable to 50% affordable; 70% Social Rent and 30% London Living Rent (reflecting an alternative intermediate product);
- 0% affordable to 50% affordable; 80% Social Rent and 20% Shared Ownership (reflecting an alternative tenure mix which gives additional priority to low cost rented housing);
- 0% affordable to 50% affordable; 70% Social Rent and 30% Shared Ownership (alternative housing mix based on recent housing needs assessment).

5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement (either as on-site provision, if practical, or as a payment in lieu). If the Council decides to seek affordable housing contributions from schemes providing fewer than 10 units, for practical reasons the Council may need to secure payments in lieu of on-site delivery, but the method of calculation reflects our approach for viability testing[17].

5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.

5.5 Given the interaction between different Local Plan policies, we have also tested the impact of other policies which have the most significant impact on viability (and therefore on the percentage of affordable housing that can be secured). These are climate change policies (LP10) and affordable workspace (LP38). While our appraisals test LP10 through an assumption of net zero development, a lower standard can be applied, but this could not be any lower than the minimum offsetting required by the London Plan (currently assumed to be £95 per tonne).

5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 9. These outputs test the potential improvements in affordable housing output that may be possible after a period of growth in house prices.

[17] This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery. This reflects the Mayor of London's SPG on viability.

6 Assessment of appraisal results

6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. We have tested the viability of the adopted and emerging affordable housing policies, alongside other adopted policies.

Adopted affordable housing policy (LP23)

6.2 As noted in Section 5, we have tested two main tenure scenarios, with two additional sensitivity analyses as follows:

- Up to 50% affordable housing, tenure mix of 50% Social Rent and 50% shared ownership. This reflects adopted Policy LP23. The outputs are discussed later in this section and are attached as Appendix 7.
- Up to 50% affordable housing, tenure mix of 70% Social Rent and 30% shared ownership. This reflects the emerging Policy LP23. The outputs are discussed later in this section and are attached as Appendix 8.
- Up to 50% affordable housing, tenure mix of 70% Social Rent and 30% London Living Rent. This is a variant to the testing in the preceding bullet point. The outputs of this testing are attached as Appendix 10.
- Up to 50% affordable; tenure mix of 80% Social Rent and 20% Shared Ownership. This is a sensitivity analysis which gives additional priority to low cost rented housing. The outputs of this testing are attached as Appendix 11.
- Up to 50% affordable, tenure mix of 70% Social Rent and 30% Shared Ownership, with a housing mix based on a recent housing needs assessment. The outputs of this testing are attached as Appendix 12.

6.3 The Council's adopted policy includes a 50% strategic target albeit with reference to the London Plan Fast Track Route which sets a 35% threshold for private sites and seeks a tenure mix of 50% "low cost rented housing" and 50% intermediate housing. Although the policy itself does not specify the precise nature of the low cost rented housing, supporting paragraph 17.12 indicates that the Council will prioritise London Affordable Rent and Social Rent). For the purposes of appraising the existing policy, we have assumed that the 50% rented element is provided at social rents. These appraisal outputs are provided at tables 6.3.1 to 6.3.9 and Appendix 7. We provide summary tables (tables 6.3.10 to 6.3.13) showing the maximum viable proportion of affordable housing for each value zone and BLV.

6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area.

6.5 Where sales values are at the lower end of the tested range (£8,030 per square metre), many schemes are unviable at zero affordable housing when tested against secondary office benchmark land values. This is not an issue caused by policy, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet the full 50% affordable housing target. These results indicate that in lower value areas, sites with these benchmark land values are more likely to stay in those existing uses, rather than come forward for development. However, when considered against secondary retail, secondary industrial and open land benchmark land values, schemes of a range of scales can viably provide up to 50% affordable housing in many cases due to the existing use value being far lower.

6.6 As sales values increase, the extent to which schemes can meet the full 50% affordable housing

target in Policy LP23 increases, but to varying degrees, with a range of outcomes at the highest sales values in the range (£14,240 per square metre). At the highest sales values in the range, the viable level of affordable housing does not universally reach 50%, although a vast majority of schemes can achieve this level.

6.7 As can be noted from the summary tables 6.13.1 to 6.13.4, there is no uniform level of affordable housing where it can be said most schemes are viable. Attempting to craft a policy that adopts different percentages in different value zones is therefore difficult, as there are schemes in all areas which can deliver the full 50% target on sites with lower BLVs. A zonal approach would also require consideration of BLV, which would result in a complex matrix of different affordable housing targets both for each zone, but also for each type of BLV. This would also result in disputes on boundary setting (with values rarely neatly delineated into areas capable of being defined) but also which BLV each site falls into when schemes are considered at the development management stage.

6.8 Furthermore, setting any percentage in certain zones below the emerging policy target of 50% would, in principle, mean that some schemes that *could* have delivered 50% would no longer be required to do so if the Council adopted a lower percentage target.

Table 6.3.1: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £8,030 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY — Sales value £8,030 psm — AH tenure: Rented 50%, SO 50%, Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £15,437,665 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£771,878	470,765	450,780	430,880	411,065	391,335	371,690	352,130	332,655	313,266	293,960	274,741
2	Low density housing scheme (4 houses)	4	£1,543,757	942,409	902,440	862,640	823,009	783,549	744,259	705,139	666,189	627,409	588,800	550,360
3	Low density housing scheme (9 houses)	9	£3,504,327	2,121,213	2,031,280	1,941,729	1,852,562	1,763,776	1,675,373	1,587,354	1,499,717	1,412,463	1,325,591	1,239,101
4	Medium density flatted sheme (5 flats)	5	£514,586	686,523	646,582	606,813	567,216	527,793	488,541	449,463	410,556	371,822	333,261	294,872
5	Medium density flatted scheme (7 flats)	7	£617,503	964,221	908,295	852,612	797,170	741,971	687,012	632,294	577,819	523,584	469,591	415,840
6	Medium density flatted scheme (9 flats)	9	£926,254	1,236,137	1,164,242	1,092,658	1,021,385	950,422	879,770	809,428	739,397	669,676	600,265	531,164
7	Medium density flatted scheme (30 flats)	30	£2,315,635	3,802,059	3,580,884	3,360,684	3,141,400	2,923,091	2,705,738	2,489,338	2,273,895	2,059,407	1,845,874	1,633,296
8	Medium density flatted scheme (75 flats)	75	£5,866,275	8,434,750	7,940,666	7,448,715	6,958,899	6,471,217	5,985,669	5,502,256	5,020,977	4,541,831	4,064,820	3,589,943
9	Medium density flatted scheme (250 flats)	250	£22,693,221	16,630,718	15,383,784	14,142,281	12,906,208	11,675,566	10,450,354	9,230,573	8,016,222	6,807,303	5,603,813	4,405,754
10	Medium density flatted scheme (600 flats)	600	£38,439,538	13,536,354	10,939,560	8,337,286	5,746,610	3,167,533	586,385	-2,032,848	-4,649,101	-7,287,566	-9,921,810	-12,589,927
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	10,707,228	9,678,486	8,654,281	7,634,613	6,618,769	5,601,145	4,588,088	3,579,600	2,575,662	1,576,332	581,551
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	8,694,264	7,071,012	5,452,841	3,841,889	2,238,157	635,712	-988,418	-2,614,824	-4,245,896	-5,882,333	-7,528,071
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	14,192,620	13,670,677	13,151,017	12,633,638	12,118,543	11,605,731	11,095,202	10,586,954	10,080,990	9,577,308	9,075,909
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	6,773,340	6,705,792	6,638,537	6,571,574	6,504,902	6,438,523	6,372,434	6,306,639	6,241,134	6,175,921	6,111,000
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	4,309,314	4,084,128	3,859,916	3,636,675	3,414,408	3,193,113	2,972,790	2,753,440	2,535,062	2,317,658	2,101,225
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	9,018,442	8,497,165	7,978,168	7,461,448	6,947,008	6,434,845	5,924,962	5,417,356	4,912,030	4,408,982	3,908,212
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	10,350,269	9,463,142	8,579,980	7,700,542	6,825,070	5,953,483	5,085,780	4,221,962	3,362,029	2,505,981	1,653,817
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	9,928,462	8,519,439	7,116,643	5,720,075	4,329,737	2,939,806	1,546,899	160,288	-1,239,271	-2,653,937	-4,062,120
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	4,272,042	3,939,067	3,607,548	3,277,486	2,948,879	2,621,729	2,296,034	1,971,796	1,647,245	1,324,030	1,002,280
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	11,221,440	10,334,297	9,451,039	8,571,665	7,696,177	6,824,574	5,956,856	5,093,021	4,233,072	3,377,009	2,524,829
21	High density mixed use flatted scheme (480 flats)	480	£23,485,099	11,258,075	9,158,417	7,047,852	4,946,886	2,855,221	786,480	-1,355,986	-3,475,290	-5,611,570	-7,746,787	-9,909,044
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	9,339,077	8,702,717	8,069,142	7,438,352	6,810,345	6,185,123	5,562,686	4,943,033	4,326,166	3,712,082	3,100,784
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	11,503,922	9,880,331	8,195,841	6,516,551	4,851,461	3,200,570	1,550,020	-92,569	-1,744,225	-3,399,907	-5,046,196
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	7,244,106	7,001,297	6,760,409	6,521,443	6,284,397	6,049,272	5,816,069	5,584,785	5,355,424	5,127,983	4,902,464
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	11,812,476	10,467,606	9,160,736	7,855,626	6,540,356	5,246,926	3,951,336	2,661,586	1,377,614	84,893	-1,220,259
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	13,772,760	12,447,969	11,129,019	9,815,909	8,508,639	7,207,209	5,911,819	4,621,870	3,337,960	2,059,891	787,661
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	13,990,395	13,123,144	12,259,690	11,400,031	10,544,167	9,692,099	8,843,825	7,999,348	7,158,666	6,321,779	5,488,688
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	6,845,155	4,621,556	2,407,910	176,934	-2,076,096	-4,337,347	-6,606,118	-8,887,884	-11,181,468	-13,501,622	-15,859,316
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	32,603,629	30,041,568	27,490,719	24,951,085	22,422,664	19,903,475	17,384,642	14,877,079	12,380,789	9,895,770	7,417,864
30	Intensification scheme (industrial with 12 flats)	12	£6,020,851	5,219,687	5,129,625	5,039,951	4,950,667	4,861,771	4,773,265	4,685,148	4,597,419	4,510,080	4,423,129	4,336,568
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	27,872,522	26,210,449	24,555,718	22,908,330	21,268,285	19,635,582	18,010,222	16,392,206	14,781,532	13,178,201	11,582,213
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	19,237,959	18,162,323	17,091,333	16,024,989	14,963,292	13,906,241	12,853,835	11,806,077	10,762,965	9,724,499	8,690,679
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	12,730,869	10,537,683	8,350,584	6,173,232	4,005,626	1,838,751	-340,780	-2,538,350	-4,744,028	-6,954,462	-9,179,951
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	43,397,247	36,744,966	29,124,409	22,031,028	14,898,048	7,797,135	694,664	-6,531,034	-13,781,557	-21,059,479	-28,425,341
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	2,524,646	2,319,845	2,115,939	1,912,928	1,710,814	1,509,594	1,309,270	1,109,841	911,309	713,672	516,930
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	5,735,027	5,397,892	5,062,214	4,727,991	4,395,225	4,063,915	3,734,061	3,405,883	3,078,722	2,753,236	2,429,207
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	9,342,222	7,554,004	5,772,679	3,981,334	2,197,611	422,308	-1,367,129	-3,178,607	-4,981,825	-6,793,643	-8,611,215
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	11,147,275	9,359,059	7,578,776	5,806,427	4,030,407	2,254,904	487,422	-1,291,448	-3,092,877	-4,887,839	-6,693,445
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	8,370,588	7,720,066	7,072,391	6,427,559	5,785,575	5,146,434	4,510,140	3,876,691	3,246,089	2,618,331	1,993,419
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	12,026,475	10,352,627	8,685,996	7,011,817	5,345,111	3,685,873	2,034,099	388,910	-1,288,253	-2,963,672	-4,638,369
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	3,275,273	2,953,314	2,632,769	2,313,636	1,995,914	1,679,607	1,364,710	1,051,226	739,155	426,167	113,808
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	3,828,736	3,453,114	3,079,140	2,706,813	2,336,134	1,967,104	1,599,721	1,233,986	869,898	504,856	140,431
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	2,174,537	1,920,149	1,666,882	1,414,734	1,163,706	913,798	664,129	413,989	164,981	-84,161	-334,673
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	2,618,546	2,313,276	2,009,349	1,706,767	1,405,529	1,105,633	806,163	505,990	207,175	-91,860	-392,260
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	3,062,556	2,706,403	2,351,817	1,998,800	1,647,351	1,297,470	948,188	597,992	249,370	-99,160	-449,886

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL £9,171,614 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£458,581	470,765	450,780	430,880	411,065	391,335	371,690	352,130	332,655	313,266	293,960	274,741
2	Low density housing scheme (4 houses)	4	£917,161	942,409	902,440	862,640	823,009	783,549	744,259	705,139	666,189	627,409	588,800	550,360
3	Low density housing scheme (9 houses)	9	£2,081,956	2,121,213	2,031,280	1,941,729	1,852,562	1,763,776	1,675,373	1,587,354	1,499,717	1,412,463	1,325,591	1,239,101
4	Medium density flatted sheme (5 flats)	5	£305,720	686,523	646,582	606,813	567,216	527,793	488,541	449,463	410,556	371,822	333,261	294,872
5	Medium density flatted scheme (7 flats)	7	£366,865	964,221	908,295	852,612	797,170	741,971	687,012	632,294	577,819	523,584	469,591	415,840
6	Medium density flatted scheme (9 flats)	9	£550,297	1,236,137	1,164,242	1,092,658	1,021,385	950,422	879,770	809,428	739,397	669,676	600,265	531,164
7	Medium density flatted scheme (30 flats)	30	£1,375,742	3,802,059	3,580,884	3,360,684	3,141,400	2,923,091	2,705,738	2,489,338	2,273,895	2,059,407	1,845,874	1,633,296
8	Medium density flatted scheme (75 flats)	75	£3,485,213	8,434,750	7,940,666	7,448,715	6,958,899	6,471,217	5,985,669	5,502,256	5,020,977	4,541,831	4,064,820	3,589,943
9	Medium density flatted scheme (250 flats)	250	£13,482,272	16,630,718	15,383,784	14,142,281	12,906,208	11,675,566	10,450,354	9,230,573	8,016,222	6,807,303	5,603,813	4,405,754
10	Medium density flatted scheme (600 flats)	600	£22,837,319	13,536,354	10,939,560	8,337,286	5,746,610	3,167,533	586,385	-2,032,848	-4,649,101	-7,287,566	-9,921,810	-12,589,927
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	10,707,228	9,678,486	8,654,281	7,634,613	6,618,769	5,601,145	4,588,088	3,579,600	2,575,662	1,576,332	581,551
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	8,694,264	7,071,012	5,452,841	3,841,889	2,238,157	635,712	-988,418	-2,614,824	-4,245,896	-5,882,333	-7,528,071
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,782	14,192,620	13,670,677	13,151,017	12,633,638	12,118,543	11,605,731	11,095,202	10,586,954	10,080,990	9,577,308	9,075,909
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	6,773,340	6,705,792	6,638,537	6,571,574	6,504,902	6,438,523	6,372,434	6,306,639	6,241,134	6,175,921	6,111,000
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	4,309,314	4,084,128	3,859,916	3,636,675	3,414,408	3,193,113	2,972,790	2,753,440	2,535,062	2,317,658	2,101,225
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	9,018,442	8,497,165	7,978,168	7,461,448	6,947,008	6,434,845	5,924,962	5,417,356	4,912,030	4,408,982	3,908,212
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	10,350,269	9,463,142	8,579,980	7,700,542	6,825,070	5,953,483	5,085,780	4,221,962	3,362,029	2,505,981	1,653,817
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	9,928,462	8,519,439	7,116,643	5,720,075	4,329,737	2,939,806	1,546,899	160,288	-1,239,271	-2,653,937	-4,062,120
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	4,272,042	3,939,067	3,607,548	3,277,486	2,948,879	2,621,729	2,296,034	1,971,796	1,647,245	1,324,030	1,002,280
20	High density mixed use flatted scheme (150 flats)	150	£4,420,716	11,221,440	10,334,297	9,451,039	8,571,665	7,696,177	6,824,574	5,956,856	5,093,021	4,233,072	3,377,009	2,524,829
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	11,258,075	9,158,417	7,047,852	4,946,886	2,855,221	786,480	-1,355,986	-3,475,290	-5,611,570	-7,746,787	-9,909,044
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	9,339,077	8,702,717	8,069,142	7,438,352	6,810,345	6,185,123	5,562,686	4,943,033	4,326,166	3,712,082	3,100,784
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	11,503,922	9,880,331	8,195,841	6,516,551	4,851,461	3,200,570	1,550,020	-92,569	-1,744,225	-3,399,907	-5,046,196
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	7,244,106	7,001,297	6,760,409	6,521,443	6,284,397	6,049,272	5,816,069	5,584,785	5,355,424	5,127,983	4,902,464
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	11,812,476	10,467,606	9,160,736	7,855,626	6,540,356	5,246,926	3,951,336	2,661,586	1,377,614	84,893	-1,220,259
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	13,772,760	12,447,969	11,129,019	9,815,909	8,508,639	7,207,209	5,911,819	4,621,870	3,337,960	2,059,891	787,661
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	13,990,395	13,123,144	12,259,690	11,400,031	10,544,167	9,692,099	8,843,825	7,999,348	7,158,666	6,321,779	5,488,688
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	6,845,155	4,621,556	2,407,910	176,934	-2,076,096	-4,337,347	-6,606,118	-8,887,884	-11,181,468	-13,501,622	-15,859,316
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	32,603,629	30,041,568	27,490,719	24,951,085	22,422,664	19,903,475	17,384,642	14,877,079	12,380,789	9,895,770	7,417,864
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	5,219,687	5,129,625	5,039,951	4,950,667	4,861,771	4,773,265	4,685,148	4,597,419	4,510,080	4,423,129	4,336,568
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	27,872,522	26,210,449	24,555,718	22,908,330	21,268,285	19,635,582	18,010,222	16,392,206	14,781,532	13,178,201	11,582,213
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	19,237,959	18,162,323	17,091,333	16,024,989	14,963,292	13,906,241	12,853,835	11,806,077	10,762,965	9,724,499	8,690,679
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	12,730,869	10,537,683	8,350,584	6,173,232	4,005,626	1,838,751	-340,780	-2,538,350	-4,744,028	-6,954,462	-9,179,951
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	43,397,247	36,744,966	29,124,409	22,031,028	14,898,048	7,797,135	694,664	-6,531,034	-13,781,557	-21,059,479	-28,425,341
35	High density mixed use flatted scheme (30 flats)	30	£733,729	2,524,646	2,319,845	2,115,939	1,912,928	1,710,814	1,509,594	1,309,270	1,109,841	911,309	713,672	516,930
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	5,735,027	5,397,892	5,062,214	4,727,991	4,395,225	4,063,915	3,734,061	3,405,883	3,078,722	2,753,236	2,429,207
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	9,342,222	7,554,004	5,772,679	3,981,334	2,197,611	422,308	-1,367,129	-3,178,607	-4,981,825	-6,793,643	-8,611,215
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	11,147,275	9,359,059	7,578,776	5,806,427	4,030,407	2,254,904	487,422	-1,291,448	-3,092,877	-4,887,839	-6,693,445
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	8,370,588	7,720,066	7,072,391	6,427,559	5,785,575	5,146,434	4,510,140	3,876,691	3,246,089	2,618,331	1,993,419
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	12,026,475	10,352,627	8,685,996	7,011,817	5,345,111	3,685,873	2,034,099	388,910	-1,288,253	-2,963,672	-4,638,369
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	3,275,273	2,953,314	2,632,769	2,313,636	1,995,914	1,679,607	1,364,710	1,051,226	739,155	426,167	113,808
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	3,828,736	3,453,114	3,079,140	2,706,813	2,336,134	1,967,104	1,599,721	1,233,986	869,898	504,856	140,431
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	2,174,537	1,920,149	1,666,882	1,414,734	1,163,706	913,798	664,129	413,989	164,981	-84,161	-334,673
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	2,618,546	2,313,276	2,009,349	1,706,767	1,405,529	1,105,633	806,163	505,990	207,175	-91,860	-392,260
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	3,062,556	2,706,403	2,351,817	1,998,800	1,647,351	1,297,470	948,188	597,992	249,370	-99,160	-449,886

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £6,088,685 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£304,434	470,765	450,780	430,880	411,065	391,335	371,690	352,130	332,655	313,266	293,960	274,741
2	Low density housing scheme (4 houses)	4	£608,869	942,409	902,440	862,640	823,009	783,549	744,259	705,139	666,189	627,409	588,800	550,360
3	Low density housing scheme (9 houses)	9	£1,382,131	2,121,213	2,031,280	1,941,729	1,852,562	1,763,776	1,675,373	1,587,354	1,499,717	1,412,463	1,325,591	1,239,101
4	Medium density flatted sheme (5 flats)	5	£202,956	686,523	646,582	606,813	567,216	527,793	488,541	449,463	410,556	371,822	333,261	294,872
5	Medium density flatted scheme (7 flats)	7	£243,547	964,221	908,295	852,612	797,170	741,971	687,012	632,294	577,819	523,584	469,591	415,840
6	Medium density flatted scheme (9 flats)	9	£365,321	1,236,137	1,164,242	1,092,658	1,021,385	950,422	879,770	809,428	739,397	669,676	600,265	531,164
7	Medium density flatted scheme (30 flats)	30	£913,303	3,802,059	3,580,884	3,360,684	3,141,400	2,923,091	2,705,738	2,489,338	2,273,895	2,059,407	1,845,874	1,633,296
8	Medium density flatted scheme (75 flats)	75	£2,313,700	8,434,750	7,940,666	7,448,715	6,958,899	6,471,217	5,985,669	5,502,256	5,020,977	4,541,831	4,064,820	3,589,943
9	Medium density flatted scheme (250 flats)	250	£8,950,367	16,630,718	15,383,784	14,142,281	12,906,208	11,675,566	10,450,354	9,230,573	8,016,222	6,807,303	5,603,813	4,405,754
10	Medium density flatted scheme (600 flats)	600	£15,160,826	13,536,354	10,939,560	8,337,286	5,746,610	3,167,533	586,385	-2,032,848	-4,649,101	-7,287,566	-9,921,810	-12,589,927
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	10,707,228	9,678,486	8,654,281	7,634,613	6,618,769	5,601,145	4,588,088	3,579,600	2,575,662	1,576,332	581,551
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	8,694,264	7,071,012	5,452,841	3,841,889	2,238,157	635,712	-988,418	-2,614,824	-4,245,896	-5,882,333	-7,528,071
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	14,192,620	13,670,677	13,151,017	12,633,638	12,118,543	11,605,731	11,095,202	10,586,954	10,080,990	9,577,308	9,075,909
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	6,773,340	6,705,792	6,638,537	6,571,574	6,504,902	6,438,523	6,372,434	6,306,639	6,241,134	6,175,921	6,111,000
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	4,309,314	4,084,128	3,859,916	3,636,675	3,414,408	3,193,113	2,972,790	2,753,440	2,535,062	2,317,658	2,101,225
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	9,018,442	8,497,165	7,978,168	7,461,448	6,947,008	6,434,845	5,924,962	5,417,356	4,912,030	4,408,982	3,908,212
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	10,350,269	9,463,142	8,579,980	7,700,542	6,825,070	5,953,483	5,085,780	4,221,962	3,362,029	2,505,981	1,653,817
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	9,928,462	8,519,439	7,116,643	5,720,075	4,329,737	2,939,806	1,546,899	160,288	-1,239,271	-2,653,937	-4,062,120
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	4,272,042	3,939,067	3,607,548	3,277,486	2,948,879	2,621,729	2,296,034	1,971,796	1,647,245	1,324,030	1,002,280
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	11,221,440	10,334,297	9,451,039	8,571,665	7,696,177	6,824,574	5,956,856	5,093,021	4,233,072	3,377,009	2,524,829
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	11,258,075	9,158,417	7,047,852	4,946,886	2,855,221	786,480	-1,355,986	-3,475,290	-5,611,570	-7,746,787	-9,909,044
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	9,339,077	8,702,717	8,069,142	7,438,352	6,810,345	6,185,123	5,562,686	4,943,033	4,326,166	3,712,082	3,100,784
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	11,503,922	9,880,331	8,195,841	6,516,551	4,851,461	3,200,570	1,550,020	-92,569	-1,744,225	-3,399,907	-5,046,196
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	7,244,106	7,001,297	6,760,409	6,521,443	6,284,397	6,049,272	5,816,069	5,584,785	5,355,424	5,127,983	4,902,464
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	11,812,476	10,467,606	9,160,736	7,855,626	6,540,356	5,246,926	3,951,336	2,661,586	1,377,614	84,893	-1,220,259
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	13,772,760	12,447,969	11,129,019	9,815,909	8,508,639	7,207,209	5,911,819	4,621,870	3,337,960	2,059,891	787,661
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	13,990,395	13,123,144	12,259,690	11,400,031	10,544,167	9,692,099	8,843,825	7,999,348	7,158,666	6,321,779	5,488,688
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	6,845,155	4,621,556	2,407,910	176,934	-2,076,096	-4,337,347	-6,606,118	-8,887,884	-11,181,468	-13,501,622	-15,859,316
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	32,603,629	30,041,568	27,490,719	24,951,085	22,422,664	19,903,475	17,384,642	14,877,079	12,380,789	9,895,770	7,417,864
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	5,219,687	5,129,625	5,039,951	4,950,667	4,861,771	4,773,265	4,685,148	4,597,419	4,510,080	4,423,129	4,336,568
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	27,872,522	26,210,449	24,555,718	22,908,330	21,268,285	19,635,582	18,010,222	16,392,206	14,781,532	13,178,201	11,582,213
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	19,237,959	18,162,323	17,091,333	16,024,989	14,963,292	13,906,241	12,853,835	11,806,077	10,762,965	9,724,499	8,690,679
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	12,730,869	10,537,683	8,350,584	6,173,232	4,005,626	1,838,751	-340,780	-2,538,350	-4,744,028	-6,954,462	-9,179,951
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	43,397,247	36,744,966	29,124,409	22,031,028	14,898,048	7,797,135	694,664	-6,531,034	-13,781,557	-21,059,479	-28,425,341
35	High density mixed use flatted scheme (30 flats)	30	£487,095	2,524,646	2,319,845	2,115,939	1,912,928	1,710,814	1,509,594	1,309,270	1,109,841	911,309	713,672	516,930
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	5,735,027	5,397,892	5,062,214	4,727,991	4,395,225	4,063,915	3,734,061	3,405,883	3,078,722	2,753,236	2,429,207
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	9,342,222	7,554,004	5,772,679	3,981,334	2,197,611	422,308	-1,367,129	-3,178,607	-4,981,825	-6,793,643	-8,611,215
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	11,147,275	9,359,059	7,578,776	5,806,427	4,030,407	2,254,904	487,422	-1,291,448	-3,092,877	-4,887,839	-6,693,445
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	8,370,588	7,720,066	7,072,391	6,427,559	5,785,575	5,146,434	4,510,140	3,876,691	3,246,089	2,618,331	1,993,419
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	12,026,475	10,352,627	8,685,996	7,011,817	5,345,111	3,685,873	2,034,099	388,910	-1,288,253	-2,963,672	-4,638,369
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	3,275,273	2,953,314	2,632,769	2,313,636	1,995,914	1,679,607	1,364,710	1,051,226	739,155	426,167	113,808
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	3,828,736	3,453,114	3,079,140	2,706,813	2,336,134	1,967,104	1,599,721	1,233,986	869,898	504,856	140,431
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	2,174,537	1,920,149	1,666,882	1,414,734	1,163,706	913,798	664,129	413,989	164,981	-84,161	-334,673
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	2,618,546	2,313,276	2,009,349	1,706,767	1,405,529	1,105,633	806,163	505,990	207,175	-91,860	-392,260
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	3,062,556	2,706,403	2,351,817	1,998,800	1,647,351	1,297,470	948,188	597,992	249,370	-99,160	-449,886

BENCHMARK LAND VALUE 4 (CLEARED LAND) £500,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£25,000	470,765	450,780	430,880	411,065	391,335	371,690	352,130	332,655	313,266	293,960	274,741
2	Low density housing scheme (4 houses)	4	£50,000	942,409	902,440	862,640	823,009	783,549	744,259	705,139	666,189	627,409	588,800	550,360
3	Low density housing scheme (9 houses)	9	£113,500	2,121,213	2,031,280	1,941,729	1,852,562	1,763,776	1,675,373	1,587,354	1,499,717	1,412,463	1,325,591	1,239,101
4	Medium density flatted sheme (5 flats)	5	£16,667	686,523	646,582	606,813	567,216	527,793	488,541	449,463	410,556	371,822	333,261	294,872
5	Medium density flatted scheme (7 flats)	7	£20,000	964,221	908,295	852,612	797,170	741,971	687,012	632,294	577,819	523,584	469,591	415,840
6	Medium density flatted scheme (9 flats)	9	£30,000	1,236,137	1,164,242	1,092,658	1,021,385	950,422	879,770	809,428	739,397	669,676	600,265	531,164
7	Medium density flatted scheme (30 flats)	30	£75,000	3,802,059	3,580,884	3,360,684	3,141,400	2,923,091	2,705,738	2,489,338	2,273,895	2,059,407	1,845,874	1,633,296
8	Medium density flatted scheme (75 flats)	75	£190,000	8,434,750	7,940,666	7,448,715	6,958,899	6,471,217	5,985,669	5,502,256	5,020,977	4,541,831	4,064,820	3,589,943
9	Medium density flatted scheme (250 flats)	250	£735,000	16,630,718	15,383,784	14,142,281	12,906,208	11,675,566	10,450,354	9,230,573	8,016,222	6,807,303	5,603,813	4,405,754
10	Medium density flatted scheme (600 flats)	600	£1,245,000	13,536,354	10,939,560	8,337,286	5,746,610	3,167,533	586,385	-2,032,848	-4,649,101	-7,287,566	-9,921,810	-12,589,927
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	10,707,228	9,678,486	8,654,281	7,634,613	6,618,769	5,601,145	4,588,088	3,579,600	2,575,662	1,576,332	581,551
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	8,694,264	7,071,012	5,452,841	3,841,889	2,238,157	635,712	-988,418	-2,614,824	-4,245,896	-5,882,333	-7,528,071
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	14,192,620	13,670,677	13,151,017	12,633,638	12,118,543	11,605,731	11,095,202	10,586,954	10,080,990	9,577,308	9,075,909
14	Intensification scheme (industrial with 9 flats)	9	£145,000	6,773,340	6,705,792	6,638,537	6,571,574	6,504,902	6,438,523	6,372,434	6,306,639	6,241,134	6,175,921	6,111,000
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	4,309,314	4,084,128	3,859,916	3,636,675	3,414,408	3,193,113	2,972,790	2,753,440	2,535,062	2,317,658	2,101,225
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	9,018,442	8,497,165	7,978,168	7,461,448	6,947,008	6,434,845	5,924,962	5,417,356	4,912,030	4,408,982	3,908,212
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	10,350,269	9,463,142	8,579,980	7,700,542	6,825,070	5,953,483	5,085,780	4,221,962	3,362,029	2,505,981	1,653,817
18	High density mixed use flatted scheme (300 flats)	300	£378,000	9,928,462	8,519,439	7,116,643	5,720,075	4,329,737	2,939,806	1,546,899	160,288	-1,239,271	-2,653,937	-4,062,120
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	4,272,042	3,939,067	3,607,548	3,277,486	2,948,879	2,621,729	2,296,034	1,971,796	1,647,245	1,324,030	1,002,280
20	High density mixed use flatted scheme (150 flats)	150	£241,000	11,221,440	10,334,297	9,451,039	8,571,665	7,696,177	6,824,574	5,956,856	5,093,021	4,233,072	3,377,009	2,524,829
21	High density mixed use flatted scheme (480 flats)	480	£780,000	11,258,075	9,158,417	7,047,852	4,946,886	2,855,221	786,480	-1,355,986	-3,475,290	-5,611,570	-7,746,787	-9,909,044
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	9,339,077	8,702,717	8,069,142	7,438,352	6,810,345	6,185,123	5,562,686	4,943,033	4,326,166	3,712,082	3,100,784
23	High density mixed use flatted scheme (450 flats)	450	£510,000	11,503,922	9,880,331	8,195,841	6,516,551	4,851,461	3,200,570	1,550,020	-92,569	-1,744,225	-3,399,907	-5,046,196
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	7,244,106	7,001,297	6,760,409	6,521,443	6,284,397	6,049,272	5,816,069	5,584,785	5,355,424	5,127,983	4,902,464
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	11,812,476	10,467,606	9,160,736	7,855,626	6,540,356	5,246,926	3,951,336	2,661,586	1,377,614	84,893	-1,220,259
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	13,772,760	12,447,969	11,129,019	9,815,909	8,508,639	7,207,209	5,911,819	4,621,870	3,337,960	2,059,891	787,661
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	13,990,395	13,123,144	12,259,690	11,400,031	10,544,167	9,692,099	8,843,825	7,999,348	7,158,666	6,321,779	5,488,688
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	6,845,155	4,621,556	2,407,910	176,934	-2,076,096	-4,337,347	-6,606,118	-8,887,884	-11,181,468	-13,501,622	-15,859,316
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	32,603,629	30,041,568	27,490,719	24,951,085	22,422,664	19,903,475	17,384,642	14,877,079	12,380,789	9,895,770	7,417,864
30	Intensification scheme (industrial with 12 flats)	12	£195,000	5,219,687	5,129,625	5,039,951	4,950,667	4,861,771	4,773,265	4,685,148	4,597,419	4,510,080	4,423,129	4,336,568
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	27,872,522	26,210,449	24,555,718	22,908,330	21,268,285	19,635,582	18,010,222	16,392,206	14,781,532	13,178,201	11,582,213
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	19,237,959	18,162,323	17,091,333	16,024,989	14,963,292	13,906,241	12,853,835	11,806,077	10,762,965	9,724,499	8,690,679
33	High density mixed use flatted scheme (500 flats)	500	£710,000	12,730,869	10,537,683	8,350,584	6,173,232	4,005,626	1,838,751	-340,780	-2,538,350	-4,744,028	-6,954,462	-9,179,951
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	43,397,247	36,744,966	29,124,409	22,031,028	14,898,048	7,797,135	694,664	-6,531,034	-13,781,557	-21,059,479	-28,425,341
35	High density mixed use flatted scheme (30 flats)	30	£40,000	2,524,646	2,319,845	2,115,939	1,912,928	1,710,814	1,509,594	1,309,270	1,109,841	911,309	713,672	516,930
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	5,735,027	5,397,892	5,062,214	4,727,991	4,395,225	4,063,915	3,734,061	3,405,883	3,078,722	2,753,236	2,429,207
37	High density mixed use flatted scheme (400 flats)	400	£530,000	9,342,222	7,554,004	5,772,679	3,981,334	2,197,611	422,308	-1,367,129	-3,178,607	-4,981,825	-6,793,643	-8,611,215
38	High density mixed use flatted scheme (400 flats)	400	£565,000	11,147,275	9,359,059	7,578,776	5,806,427	4,030,407	2,254,904	487,422	-1,291,448	-3,092,877	-4,887,839	-6,693,445
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	8,370,588	7,720,066	7,072,391	6,427,559	5,785,575	5,146,434	4,510,140	3,876,691	3,246,089	2,618,331	1,993,419
40	High density mixed use flatted scheme (350 flats)	350	£465,000	12,026,475	10,352,627	8,685,996	7,011,817	5,345,111	3,685,873	2,034,099	388,910	-1,288,253	-2,963,672	-4,638,369
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£100,000	3,275,273	2,953,314	2,632,769	2,313,636	1,995,914	1,679,607	1,364,710	1,051,226	739,155	426,167	113,808
44	High density retirement flatted scheme (70 flats)	70	£100,000	3,828,736	3,453,114	3,079,140	2,706,813	2,336,134	1,967,104	1,599,721	1,233,986	869,898	504,856	140,431
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	2,174,537	1,920,149	1,666,882	1,414,734	1,163,706	913,798	664,129	413,989	164,981	-84,161	-334,673
47	High density extracare flatted scheme (60 flats)	60	£100,000	2,618,546	2,313,276	2,009,349	1,706,767	1,405,529	1,105,633	806,163	505,990	207,175	-91,860	-392,260
48	High density extracare flatted scheme (70 flats)	70	£100,000	3,062,556	2,706,403	2,351,817	1,998,800	1,647,351	1,297,470	948,188	597,992	249,370	-99,160	-449,886

Table 6.3.2: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £8,806 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY   Sales value £8,806 psm   AH tenure   Rented 50%   SO 50%   Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)   £15,437,665 PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£771,878	561,248	536,546	511,949	487,457	463,072	438,790	414,615	390,545	366,581	342,721	318,967
2	Low density housing scheme (4 houses)	4	£1,543,757	1,123,374	1,073,970	1,024,777	975,794	927,021	878,460	830,109	781,969	734,039	686,321	638,813
3	Low density housing scheme (9 houses)	9	£3,504,327	2,528,383	2,417,223	2,306,538	2,196,327	2,086,590	1,977,326	1,868,537	1,760,222	1,652,380	1,545,013	1,438,120
4	Medium density flatted sheme (5 flats)	5	£514,586	878,798	828,832	779,083	729,550	680,232	631,130	582,243	533,572	485,116	436,877	388,853
5	Medium density flatted scheme (7 flats)	7	£617,503	1,233,405	1,163,447	1,093,791	1,024,438	955,386	886,636	818,187	750,041	682,196	614,654	547,413
6	Medium density flatted scheme (9 flats)	9	£926,254	1,582,231	1,492,294	1,402,746	1,313,585	1,224,813	1,136,429	1,048,433	960,825	873,606	786,774	700,330
7	Medium density flatted scheme (30 flats)	30	£2,315,635	4,910,799	4,631,899	4,354,203	4,077,711	3,802,422	3,528,337	3,255,456	2,983,690	2,713,109	2,443,732	2,175,559
8	Medium density flatted scheme (75 flats)	75	£5,866,275	11,047,262	10,416,985	9,789,427	9,164,591	8,542,473	7,923,077	7,306,401	6,692,445	6,081,209	5,472,693	4,866,897
9	Medium density flatted scheme (250 flats)	250	£22,693,221	23,988,123	22,361,601	20,742,143	19,129,748	17,524,416	15,926,148	14,334,944	12,746,375	11,163,647	9,588,008	8,019,457
10	Medium density flatted scheme (600 flats)	600	£38,439,538	28,989,916	25,602,404	22,249,725	18,910,287	15,558,353	12,221,382	8,899,373	5,568,960	2,240,549	- 1,108,760	- 4,499,884
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	16,812,617	15,465,596	14,124,480	12,789,271	11,459,969	10,136,572	8,819,082	7,507,497	6,201,819	4,902,047	3,604,895
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	19,335,754	17,185,960	15,045,636	12,911,957	10,773,213	8,644,018	6,524,371	4,406,748	2,283,726	170,357	- 1,989,087
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	16,953,538	16,287,665	15,624,695	14,964,626	14,307,459	13,653,195	13,001,832	12,353,372	11,707,814	11,065,157	10,421,296
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,108,453	7,023,437	6,938,788	6,854,505	6,770,589	6,687,039	6,603,857	6,521,043	6,438,594	6,356,513	6,274,799
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	5,426,362	5,142,944	4,860,749	4,579,777	4,300,028	4,021,503	3,744,200	3,468,120	3,193,264	2,919,631	2,647,221
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	11,716,550	11,054,619	10,395,571	9,739,407	9,086,127	8,435,731	7,788,218	7,143,589	6,501,844	5,862,983	5,227,005
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	15,318,445	14,176,357	13,039,249	11,907,124	10,779,979	9,657,816	8,540,633	7,422,854	6,309,965	5,202,084	4,099,209
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	18,143,408	16,317,653	14,499,917	12,690,201	10,888,505	9,094,827	7,305,173	5,511,588	3,726,094	1,947,276	157,256
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	6,028,362	5,603,829	5,181,146	4,760,312	4,341,329	3,924,195	3,508,912	3,095,480	2,683,898	2,274,164	1,866,281
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	16,178,524	15,034,420	13,897,297	12,765,156	11,637,995	10,515,816	9,398,618	8,286,401	7,179,164	6,073,111	4,970,221
21	High density mixed use flatted scheme (480 flats)	480	£23,485,099	23,508,479	20,876,559	18,166,623	15,468,670	12,763,049	10,065,616	7,380,271	4,691,880	2,001,234	- 698,844	- 3,441,869
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	12,757,905	11,944,734	11,135,107	10,329,025	9,526,488	8,727,496	7,932,049	7,140,146	6,351,788	5,566,975	4,785,706
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	21,581,236	19,361,625	17,160,357	14,962,191	12,782,357	10,620,852	8,477,678	6,345,251	4,216,493	2,110,245	3,514
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	8,447,558	8,139,723	7,834,320	7,531,349	7,230,811	6,932,704	6,637,029	6,343,786	6,052,974	5,764,594	5,478,646
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	19,544,652	17,825,597	16,114,076	14,410,090	12,713,639	11,023,129	9,330,230	7,644,916	5,967,191	4,297,052	2,634,501
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	21,475,475	19,756,420	18,044,898	16,340,913	14,644,462	12,955,546	11,274,164	9,600,318	7,927,474	6,257,335	4,594,784
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	18,734,587	17,620,017	16,510,307	15,405,458	14,305,466	13,210,336	12,120,064	11,034,653	9,954,100	8,878,407	7,807,575
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	20,602,211	17,711,223	14,833,048	11,943,582	9,063,643	6,192,432	3,305,800	426,555	- 2,509,953	- 5,467,506	- 8,450,281
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	46,893,806	43,586,783	40,294,180	37,015,996	33,752,230	30,502,883	27,267,954	24,047,443	20,841,352	17,649,680	14,472,428
30	Intensification scheme (industrial with 12 flats)	12	£8,020,851	5,666,507	5,553,150	5,440,284	5,327,908	5,216,020	5,104,621	4,993,712	4,883,291	4,773,361	4,663,919	4,554,966
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	37,462,534	35,301,407	33,149,766	31,007,615	28,874,951	26,751,774	24,638,085	22,533,884	20,439,171	18,353,946	16,277,483
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	25,172,083	23,787,075	22,408,087	21,035,034	19,667,979	18,306,902	16,951,802	15,602,680	14,259,535	12,922,366	11,591,177
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	25,707,972	22,874,727	20,053,960	17,229,602	14,411,621	11,606,219	8,813,396	6,012,008	3,215,558	423,287	- 2,419,688
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	85,949,977	76,643,567	67,378,138	58,153,690	48,970,223	39,827,737	30,699,646	21,550,617	12,424,797	3,253,434	- 6,042,206
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	3,598,863	3,338,061	3,078,397	2,819,869	2,562,476	2,306,221	2,051,102	1,797,119	1,544,273	1,292,564	1,041,991
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	7,491,347	7,062,654	6,635,810	6,210,817	5,787,674	5,366,381	4,946,939	4,529,347	4,113,604	3,699,711	3,287,669
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	19,994,280	17,667,898	15,351,761	13,045,872	10,736,164	8,430,448	6,135,072	3,850,033	1,551,031	- 751,017	- 3,064,881
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	21,772,207	19,445,824	17,129,688	14,823,798	12,528,157	10,235,503	7,940,126	5,655,088	3,360,389	1,092,866	- 1,205,552
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	11,853,937	11,021,825	10,193,340	9,368,481	8,547,250	7,729,644	6,915,667	6,105,317	5,298,592	4,495,495	3,696,026
40	High density mixed use flatted scheme (350 flats)	350	£14,356,938	21,827,863	19,656,343	17,494,561	15,332,296	13,174,451	11,026,211	8,887,577	6,758,548	4,628,943	2,497,603	375,964
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	5,052,849	4,638,225	4,225,411	3,814,409	3,405,217	2,997,837	2,592,268	2,188,509	1,786,562	1,386,426	988,102
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	5,902,576	5,418,843	4,937,222	4,457,715	3,980,320	3,505,040	3,031,871	2,560,815	2,091,873	1,625,044	1,160,327
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	3,602,947	3,274,095	2,946,683	2,620,712	2,296,181	1,973,091	1,651,441	1,331,231	1,012,461	695,132	378,297
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	4,332,639	3,938,010	3,545,112	3,153,941	2,764,498	2,376,785	1,990,800	1,606,542	1,224,013	843,214	463,144
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	5,062,330	4,601,927	4,143,540	3,687,169	3,232,815	2,780,478	2,330,157	1,881,853	1,435,566	991,295	547,992

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)   £9,171,614 PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£458,581	561,248	536,546	511,949	487,457	463,072	438,790	414,615	390,545	366,581	342,721	318,967
2	Low density housing scheme (4 houses)	4	£917,161	1,123,374	1,073,970	1,024,777	975,794	927,021	878,460	830,109	781,969	734,039	686,321	638,813
3	Low density housing scheme (9 houses)	9	£2,081,956	2,528,383	2,417,223	2,306,538	2,196,327	2,086,590	1,977,326	1,868,537	1,760,222	1,652,380	1,545,013	1,438,120
4	Medium density flatted sheme (5 flats)	5	£305,720	878,798	828,832	779,083	729,550	680,232	631,130	582,243	533,572	485,116	436,877	388,853
5	Medium density flatted scheme (7 flats)	7	£366,865	1,233,405	1,163,447	1,093,791	1,024,438	955,386	886,636	818,187	750,041	682,196	614,654	547,413
6	Medium density flatted scheme (9 flats)	9	£550,297	1,582,231	1,492,294	1,402,746	1,313,585	1,224,813	1,136,429	1,048,433	960,825	873,606	786,774	700,330
7	Medium density flatted scheme (30 flats)	30	£1,375,742	4,910,799	4,631,899	4,354,203	4,077,711	3,802,422	3,528,337	3,255,456	2,983,690	2,713,109	2,443,732	2,175,559
8	Medium density flatted scheme (75 flats)	75	£3,485,213	11,047,262	10,416,985	9,789,427	9,164,591	8,542,473	7,923,077	7,306,401	6,692,445	6,081,209	5,472,693	4,866,897
9	Medium density flatted scheme (250 flats)	250	£13,482,272	23,988,123	22,361,601	20,742,143	19,129,748	17,524,416	15,926,148	14,334,944	12,746,375	11,163,647	9,588,008	8,019,457
10	Medium density flatted scheme (600 flats)	600	£22,837,319	28,989,916	25,602,404	22,249,725	18,910,287	15,558,353	12,221,382	8,899,373	5,568,960	2,240,549	- 1,108,760	- 4,499,884
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	16,812,617	15,465,596	14,124,480	12,789,271	11,459,969	10,136,572	8,819,082	7,507,497	6,201,819	4,902,047	3,604,895
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	19,335,754	17,185,960	15,045,636	12,911,957	10,773,213	8,644,018	6,524,371	4,406,748	2,283,726	170,357	- 1,989,087
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	16,953,538	16,287,665	15,624,695	14,964,626	14,307,459	13,653,195	13,001,832	12,353,372	11,707,814	11,065,157	10,421,296
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,108,453	7,023,437	6,938,788	6,854,505	6,770,589	6,687,039	6,603,857	6,521,043	6,438,594	6,356,513	6,274,799
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	5,426,362	5,142,944	4,860,749	4,579,777	4,300,028	4,021,503	3,744,200	3,468,120	3,193,264	2,919,631	2,647,221
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	11,716,550	11,054,619	10,395,571	9,739,407	9,086,127	8,435,731	7,788,218	7,143,589	6,501,844	5,862,983	5,227,005
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	15,318,445	14,176,357	13,039,249	11,907,124	10,779,979	9,657,816	8,540,633	7,422,854	6,309,965	5,202,084	4,099,209
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	18,143,408	16,317,653	14,499,917	12,690,201	10,888,505	9,094,827	7,305,173	5,511,588	3,726,094	1,947,276	157,256
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	6,028,362	5,603,829	5,181,146	4,760,312	4,341,329	3,924,195	3,508,912	3,095,480	2,683,898	2,274,164	1,866,281
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	16,178,524	15,034,420	13,897,297	12,765,156	11,637,995	10,515,816	9,398,618	8,286,401	7,179,164	6,073,111	4,970,221
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	23,508,479	20,876,559	18,166,623	15,468,670	12,763,049	10,065,616	7,380,271	4,691,880	2,001,234	- 698,844	- 3,441,869
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	12,757,905	11,944,734	11,135,107	10,329,025	9,526,488	8,727,496	7,932,049	7,140,146	6,351,788	5,566,975	4,785,706
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	21,581,236	19,361,625	17,160,357	14,962,191	12,782,357	10,620,852	8,477,678	6,345,251	4,216,493	2,110,245	3,514
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	8,447,558	8,139,723	7,834,320	7,531,349	7,230,811	6,932,704	6,637,029	6,343,786	6,052,974	5,764,594	5,478,646
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	19,544,652	17,825,597	16,114,076	14,410,090	12,713,639	11,023,129	9,330,230	7,644,916	5,967,191	4,297,052	2,634,501
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	21,475,475	19,756,420	18,044,898	16,340,913	14,644,462	12,955,546	11,274,164	9,600,318	7,927,474	6,257,335	4,594,784
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	18,734,587	17,620,017	16,510,307	15,405,458	14,305,466	13,210,336	12,120,064	11,034,653	9,954,100	8,878,407	7,807,575
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	20,602,211	17,711,223	14,833,048	11,943,582	9,063,643	6,192,432	3,305,800	426,555	- 2,509,953	- 5,467,506	- 8,450,281
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	46,893,806	43,586,783	40,294,180	37,015,996	33,752,230	30,502,883	27,267,954	24,047,443	20,841,352	17,649,680	14,472,428
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	5,666,507	5,553,150	5,440,284	5,327,908	5,216,020	5,104,621	4,993,712	4,883,291	4,773,361	4,663,919	4,554,966
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	37,462,534	35,301,407	33,149,766	31,007,615	28,874,951	26,751,774	24,638,085	22,533,884	20,439,171	18,353,946	16,277,483
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	25,172,083	23,787,075	22,408,087	21,035,034	19,667,979	18,306,902	16,951,802	15,602,680	14,259,535	12,922,366	11,591,177
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	25,707,972	22,874,727	20,053,960	17,229,602	14,411,621	11,606,219	8,813,396	6,012,008	3,215,558	423,287	- 2,419,688
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	85,949,977	76,643,567	67,378,138	58,153,690	48,970,223	39,827,737	30,699,646	21,550,617	12,424,797	3,253,434	- 6,042,206
35	High density mixed use flatted scheme (30 flats)	30	£733,729	3,598,863	3,338,061	3,078,397	2,819,869	2,562,476	2,306,221	2,051,102	1,797,119	1,544,273	1,292,564	1,041,991
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	7,491,347	7,062,654	6,635,810	6,210,817	5,787,674	5,366,381	4,946,939	4,529,347	4,113,604	3,699,711	3,287,669
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	19,994,280	17,667,898	15,351,761	13,045,872	10,736,164	8,430,448	6,135,072	3,850,033	1,551,031	- 751,017	- 3,064,881
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	21,772,207	19,445,824	17,129,688	14,823,798	12,528,157	10,235,503	7,940,126	5,655,088	3,360,389	1,092,866	- 1,205,552
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	11,853,937	11,021,825	10,193,340	9,368,481	8,547,250	7,729,644	6,915,667	6,105,317	5,298,592	4,495,495	3,696,026
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	21,827,863	19,656,343	17,494,561	15,332,296	13,174,451	11,026,211	8,887,577	6,758,548	4,628,943	2,497,603	375,964
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	5,052,849	4,638,225	4,225,411	3,814,409	3,405,217	2,997,837	2,592,268	2,188,509	1,786,562	1,386,426	988,102
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	5,902,576	5,418,843	4,937,222	4,457,715	3,980,320	3,505,040	3,031,871	2,560,815	2,091,873	1,625,044	1,160,327
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	3,602,947	3,274,095	2,946,683	2,620,712	2,296,181	1,973,091	1,651,441	1,331,231	1,012,461	695,132	378,297
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	4,332,639	3,938,010	3,545,112	3,153,941	2,764,498	2,376,785	1,990,800	1,606,542	1,224,013	843,214	463,144
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	5,062,330	4,601,927	4,143,540	3,687,169	3,232,815	2,780,478	2,330,157	1,881,853	1,435,566	991,295	547,992

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)   £6,088,685 PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£304,434	561,248	536,546	511,949	487,457	463,072	438,790	414,615	390,545	366,581	342,721	318,967
2	Low density housing scheme (4 houses)	4	£608,869	1,123,374	1,073,970	1,024,777	975,794	927,021	878,460	830,109	781,969	734,039	686,321	638,813
3	Low density housing scheme (9 houses)	9	£1,382,131	2,528,383	2,417,223	2,306,538	2,196,327	2,086,590	1,977,326	1,868,537	1,760,222	1,652,380	1,545,013	1,438,120
4	Medium density flatted sheme (5 flats)	5	£202,956	878,798	828,832	779,083	729,550	680,232	631,130	582,243	533,572	485,116	436,877	388,853
5	Medium density flatted scheme (7 flats)	7	£243,547	1,233,405	1,163,447	1,093,791	1,024,438	955,386	886,636	818,187	750,041	682,196	614,654	547,413
6	Medium density flatted scheme (9 flats)	9	£365,321	1,582,231	1,492,294	1,402,746	1,313,585	1,224,813	1,136,429	1,048,433	960,825	873,606	786,774	700,330
7	Medium density flatted scheme (30 flats)	30	£913,303	4,910,799	4,631,899	4,354,203	4,077,711	3,802,422	3,528,337	3,255,456	2,983,690	2,713,109	2,443,732	2,175,559
8	Medium density flatted scheme (75 flats)	75	£2,313,700	11,047,262	10,416,985	9,789,427	9,164,591	8,542,473	7,923,077	7,306,401	6,692,445	6,081,209	5,472,693	4,866,897
9	Medium density flatted scheme (250 flats)	250	£8,950,367	23,988,123	22,361,601	20,742,143	19,129,748	17,524,416	15,926,148	14,334,944	12,746,375	11,163,647	9,588,008	8,019,457
10	Medium density flatted scheme (600 flats)	600	£15,160,826	28,989,916	25,602,404	22,249,725	18,910,287	15,558,353	12,221,382	8,899,373	5,568,960	2,240,549	- 1,108,760	- 4,499,884
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	16,812,617	15,465,596	14,124,480	12,789,271	11,459,969	10,136,572	8,819,082	7,507,497	6,201,819	4,902,047	3,604,895
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	19,335,754	17,185,960	15,045,636	12,911,957	10,773,213	8,644,018	6,524,371	4,406,748	2,283,726	170,357	- 1,989,087
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	16,953,538	16,287,665	15,624,695	14,964,626	14,307,459	13,653,195	13,001,832	12,353,372	11,707,814	11,065,157	10,421,296
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,108,453	7,023,437	6,938,788	6,854,505	6,770,589	6,687,039	6,603,857	6,521,043	6,438,594	6,356,513	6,274,799
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	5,426,362	5,142,944	4,860,749	4,579,777	4,300,028	4,021,503	3,744,200	3,468,120	3,193,264	2,919,631	2,647,221
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	11,716,550	11,054,619	10,395,571	9,739,407	9,086,127	8,435,731	7,788,218	7,143,589	6,501,844	5,862,983	5,227,005
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	15,318,445	14,176,357	13,039,249	11,907,124	10,779,979	9,657,816	8,540,633	7,422,854	6,309,965	5,202,084	4,099,209
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	18,143,408	16,317,653	14,499,917	12,690,201	10,888,505	9,094,827	7,305,173	5,511,588	3,726,094	1,947,276	157,256
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	6,028,362	5,603,829	5,181,146	4,760,312	4,341,329	3,924,195	3,508,912	3,095,480	2,683,898	2,274,164	1,866,281
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	16,178,524	15,034,420	13,897,297	12,765,156	11,637,995	10,515,816	9,398,618	8,286,401	7,179,164	6,073,111	4,970,221
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	23,508,479	20,876,559	18,166,623	15,468,670	12,763,049	10,065,616	7,380,271	4,691,880	2,001,234	- 698,844	- 3,441,869
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	12,757,905	11,944,734	11,135,107	10,329,025	9,526,488	8,727,496	7,932,049	7,140,146	6,351,788	5,566,975	4,785,706
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	21,581,236	19,361,625	17,160,357	14,962,191	12,782,357	10,620,852	8,477,678	6,345,251	4,216,493	2,110,245	3,514
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	8,447,558	8,139,723	7,834,320	7,531,349	7,230,811	6,932,704	6,637,029	6,343,786	6,052,974	5,764,594	5,478,646
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	19,544,652	17,825,597	16,114,076	14,410,090	12,713,639	11,023,129	9,330,230	7,644,916	5,967,191	4,297,052	2,634,501
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	21,475,475	19,756,420	18,044,898	16,340,913	14,644,462	12,955,546	11,274,164	9,600,318	7,927,474	6,257,335	4,594,784
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	18,734,587	17,620,017	16,510,307	15,405,458	14,305,466	13,210,336	12,120,064	11,034,653	9,954,100	8,878,407	7,807,575
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	20,602,211	17,711,223	14,833,048	11,943,582	9,063,643	6,192,432	3,305,800	426,555	- 2,509,953	- 5,467,506	- 8,450,281
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	46,893,806	43,586,783	40,294,180	37,015,996	33,752,230	30,502,883	27,267,954	24,047,443	20,841,352	17,649,680	14,472,428
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	5,666,507	5,553,150	5,440,284	5,327,908	5,216,020	5,104,621	4,993,712	4,883,291	4,773,361	4,663,919	4,554,966
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	37,462,534	35,301,407	33,149,766	31,007,615	28,874,951	26,751,774	24,638,085	22,533,884	20,439,171	18,353,946	16,277,483
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	25,172,083	23,787,075	22,408,087	21,035,034	19,667,979	18,306,902	16,951,802	15,602,680	14,259,535	12,922,366	11,591,177
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	25,707,972	22,874,727	20,053,960	17,229,602	14,411,621	11,606,219	8,813,396	6,012,008	3,215,558	423,287	- 2,419,688
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	85,949,977	76,643,567	67,378,138	58,153,690	48,970,223	39,827,737	30,699,646	21,550,617	12,424,797	3,253,434	- 6,042,206
35	High density mixed use flatted scheme (30 flats)	30	£487,095	3,598,863	3,338,061	3,078,397	2,819,869	2,562,476	2,306,221	2,051,102	1,797,119	1,544,273	1,292,564	1,041,991
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	7,491,347	7,062,654	6,635,810	6,210,817	5,787,674	5,366,381	4,946,939	4,529,347	4,113,604	3,699,711	3,287,669
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	19,994,280	17,667,898	15,351,761	13,045,872	10,736,164	8,430,448	6,135,072	3,850,033	1,551,031	- 751,017	- 3,064,881
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	21,772,207	19,445,824	17,129,688	14,823,798	12,528,157	10,235,503	7,940,126	5,655,088	3,360,389	1,092,866	- 1,205,552
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	11,853,937	11,021,825	10,193,340	9,368,481	8,547,250	7,729,644	6,915,667	6,105,317	5,298,592	4,495,495	3,696,026
40	High density mixed use flatted scheme (350 flats)	350	£5,682,477	21,827,863	19,656,343	17,494,561	15,332,296	13,174,451	11,026,211	8,887,577	6,758,548	4,628,943	2,497,603	375,964
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	5,052,849	4,638,225	4,225,411	3,814,409	3,405,217	2,997,837	2,592,268	2,188,509	1,786,562	1,386,426	988,102
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	5,902,576	5,418,843	4,937,222	4,457,715	3,980,320	3,505,040	3,031,871	2,560,815	2,091,873	1,625,044	1,160,327
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	3,602,947	3,274,095	2,946,683	2,620,712	2,296,181	1,973,091	1,651,441	1,331,231	1,012,461	695,132	378,297
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	4,332,639	3,938,010	3,545,112	3,153,941	2,764,498	2,376,785	1,990,800	1,606,542	1,224,013	843,214	463,144
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	5,062,330	4,601,927	4,143,540	3,687,169	3,232,815	2,780,478	2,330,157	1,881,853	1,435,566	991,295	547,992

BENCHMARK LAND VALUE 4 (CLEARED LAND)   £500,000 PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£25,000	561,248	536,546	511,949	487,457	463,072	438,790	414,615	390,545	366,581	342,721	318,967
2	Low density housing scheme (4 houses)	4	£50,000	1,123,374	1,073,970	1,024,777	975,794	927,021	878,460	830,109	781,969	734,039	686,321	638,813
3	Low density housing scheme (9 houses)	9	£113,500	2,528,383	2,417,223	2,306,538	2,196,327	2,086,590	1,977,326	1,868,537	1,760,222	1,652,380	1,545,013	1,438,120
4	Medium density flatted sheme (5 flats)	5	£16,667	878,798	828,832	779,083	729,550	680,232	631,130	582,243	533,572	485,116	436,877	388,853
5	Medium density flatted scheme (7 flats)	7	£20,000	1,233,405	1,163,447	1,093,791	1,024,438	955,386	886,636	818,187	750,041	682,196	614,654	547,413
6	Medium density flatted scheme (9 flats)	9	£30,000	1,582,231	1,492,294	1,402,746	1,313,585	1,224,813	1,136,429	1,048,433	960,825	873,606	786,774	700,330
7	Medium density flatted scheme (30 flats)	30	£75,000	4,910,799	4,631,899	4,354,203	4,077,711	3,802,422	3,528,337	3,255,456	2,983,690	2,713,109	2,443,732	2,175,559
8	Medium density flatted scheme (75 flats)	75	£190,000	11,047,262	10,416,985	9,789,427	9,164,591	8,542,473	7,923,077	7,306,401	6,692,445	6,081,209	5,472,693	4,866,897
9	Medium density flatted scheme (250 flats)	250	£735,000	23,988,123	22,361,601	20,742,143	19,129,748	17,524,416	15,926,148	14,334,944	12,746,375	11,163,647	9,588,008	8,019,457
10	Medium density flatted scheme (600 flats)	600	£1,245,000	28,989,916	25,602,404	22,249,725	18,910,287	15,558,353	12,221,382	8,899,373	5,568,960	2,240,549	- 1,108,760	- 4,499,884
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	16,812,617	15,465,596	14,124,480	12,789,271	11,459,969	10,136,572	8,819,082	7,507,497	6,201,819	4,902,047	3,604,895
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	19,335,754	17,185,960	15,045,636	12,911,957	10,773,213	8,644,018	6,524,371	4,406,748	2,283,726	170,357	- 1,989,087
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	16,953,538	16,287,665	15,624,695	14,964,626	14,307,459	13,653,195	13,001,832	12,353,372	11,707,814	11,065,157	10,421,296
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,108,453	7,023,437	6,938,788	6,854,505	6,770,589	6,687,039	6,603,857	6,521,043	6,438,594	6,356,513	6,274,799
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	5,426,362	5,142,944	4,860,749	4,579,777	4,300,028	4,021,503	3,744,200	3,468,120	3,193,264	2,919,631	2,647,221
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	11,716,550	11,054,619	10,395,571	9,739,407	9,086,127	8,435,731	7,788,218	7,143,589	6,501,844	5,862,983	5,227,005
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	15,318,445	14,176,357	13,039,249	11,907,124	10,779,979	9,657,816	8,540,633	7,422,854	6,309,965	5,202,084	4,099,209
18	High density mixed use flatted scheme (300 flats)	300	£378,000	18,143,408	16,317,653	14,499,917	12,690,201	10,888,505	9,094,827	7,305,173	5,511,588	3,726,094	1,947,276	157,256
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	6,028,362	5,603,829	5,181,146	4,760,312	4,341,329	3,924,195	3,508,912	3,095,480	2,683,898	2,274,164	1,866,281
20	High density mixed use flatted scheme (150 flats)	150	£241,000	16,178,524	15,034,420	13,897,297	12,765,156	11,637,995	10,515,816	9,398,618	8,286,401	7,179,164	6,073,111	4,970,221
21	High density mixed use flatted scheme (480 flats)	480	£760,000	23,508,479	20,876,559	18,166,623	15,468,670	12,763,049	10,065,616	7,380,271	4,691,880	2,001,234	- 698,844	- 3,441,869
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	12,757,905	11,944,734	11,135,107	10,329,025	9,526,488	8,727,496	7,932,049	7,140,146	6,351,788	5,566,975	4,785,706
23	High density mixed use flatted scheme (450 flats)	450	£510,000	21,581,236	19,361,625	17,160,357	14,962,191	12,782,357	10,620,852	8,477,678	6,345,251	4,216,493	2,110,245	3,514
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	8,447,558	8,139,723	7,834,320	7,531,349	7,230,811	6,932,704	6,637,029	6,343,786	6,052,974	5,764,594	5,478,646
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	19,544,652	17,825,597	16,114,076	14,410,090	12,713,639	11,023,129	9,330,230	7,644,916	5,967,191	4,297,052	2,634,501
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	21,475,475	19,756,420	18,044,898	16,340,913	14,644,462	12,955,546	11,274,164	9,600,318	7,927,474	6,257,335	4,594,784
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	18,734,587	17,620,017	16,510,307	15,405,458	14,305,466	13,210,336	12,120,064	11,034,653	9,954,100	8,878,407	7,807,575
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	20,602,211	17,711,223	14,833,048	11,943,582	9,063,643	6,192,432	3,305,800	426,555	- 2,509,953	- 5,467,506	- 8,450,281
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	46,893,806	43,586,783	40,294,180	37,015,996	33,752,230	30,502,883	27,267,954	24,047,443	20,841,352	17,649,680	14,472,428
30	Intensification scheme (industrial with 12 flats)	12	£195,000	5,666,507	5,553,150	5,440,284	5,327,908	5,216,020	5,104,621	4,993,712	4,883,291	4,773,361	4,663,919	4,554,966
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	37,462,534	35,301,407	33,149,766	31,007,615	28,874,951	26,751,774	24,638,085	22,533,884	20,439,171	18,353,946	16,277,483
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	25,172,083	23,787,075	22,408,087	21,035,034	19,667,979	18,306,902	16,951,802	15,602,680	14,259,535	12,922,366	11,591,177
33	High density mixed use flatted scheme (500 flats)	500	£710,000	25,707,972	22,874,727	20,053,960	17,229,602	14,411,621	11,606,219	8,813,396	6,012,008	3,215,558	423,287	- 2,419,688
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	85,949,977	76,643,567	67,378,138	58,153,690	48,970,223	39,827,737	30,699,646	21,550,617	12,424,797	3,253,434	- 6,042,206
35	High density mixed use flatted scheme (30 flats)	30	£40,000	3,598,863	3,338,061	3,078,397	2,819,869	2,562,476	2,306,221	2,051,102	1,797,119	1,544,273	1,292,564	1,041,991
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	7,491,347	7,062,654	6,635,810	6,210,817	5,787,674	5,366,381	4,946,939	4,529,347	4,113,604	3,699,711	3,287,669
37	High density mixed use flatted scheme (400 flats)	400	£530,000	19,994,280	17,667,898	15,351,761	13,045,872	10,736,164	8,430,448	6,135,072	3,850,033	1,551,031	- 751,017	- 3,064,881
38	High density mixed use flatted scheme (400 flats)	400	£565,000	21,772,207	19,445,824	17,129,688	14,823,798	12,528,157	10,235,503	7,940,126	5,655,088	3,360,389	1,092,866	- 1,205,552
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	11,853,937	11,021,825	10,193,340	9,368,481	8,547,250	7,729,644	6,915,667	6,105,317	5,298,592	4,495,495	3,696,026
40	High density mixed use flatted scheme (350 flats)	350	£465,000	21,827,863	19,656,343	17,494,561	15,332,296	13,174,451	11,026,211	8,887,577	6,758,548	4,628,943	2,497,603	375,964
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£100,000	5,052,849	4,638,225	4,225,411	3,814,409	3,405,217	2,997,837	2,592,268	2,188,509	1,786,562	1,386,426	988,102
44	High density retirement flatted scheme (70 flats)	70	£100,000	5,902,576	5,418,843	4,937,222	4,457,715	3,980,320	3,505,040	3,031,871	2,560,815	2,091,873	1,625,044	1,160,327
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	3,602,947	3,274,095	2,946,683	2,620,712	2,296,181	1,973,091	1,651,441	1,331,231	1,012,461	695,132	378,297
47	High density extracare flatted scheme (60 flats)	60	£100,000	4,332,639	3,938,010	3,545,112	3,153,941	2,764,498	2,376,785	1,990,800	1,606,542	1,224,013	843,214	463,144
48	High density extracare flatted scheme (70 flats)	70	£100,000	5,062,330	4,601,927	4,143,540	3,687,169	3,232,815	2,780,478	2,330,157	1,881,853	1,435,566	991,295	547,992

Table 6.3.3: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £9,583 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY   Sales value £9,583 psm   AH tenure   Rented 50%   SO 50%   Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)   £15,437,665 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£771,878	651,730	622,310	593,018	563,850	534,808	505,891	477,100	448,436	419,896	391,482	363,193
2	Low density housing scheme (4 houses)	4	£1,543,757	1,304,339	1,245,501	1,186,913	1,128,578	1,070,494	1,012,661	955,079	897,749	840,670	783,842	727,266
3	Low density housing scheme (9 houses)	9	£3,504,327	2,935,552	2,803,167	2,671,347	2,540,091	2,409,403	2,279,279	2,149,720	2,020,726	1,892,298	1,764,435	1,637,138
4	Medium density flatted sheme (5 flats)	5	£514,586	1,071,072	1,011,084	951,354	891,884	832,671	773,718	715,024	656,588	598,411	540,493	482,834
5	Medium density flatted scheme (7 flats)	7	£617,503	1,502,590	1,418,599	1,334,971	1,251,705	1,168,801	1,086,260	1,004,080	922,263	840,808	759,716	678,986
6	Medium density flatted scheme (9 flats)	9	£926,254	1,928,326	1,820,346	1,712,833	1,605,786	1,499,204	1,393,088	1,287,439	1,182,254	1,077,536	973,283	869,495
7	Medium density flatted scheme (30 flats)	30	£2,315,635	6,009,985	5,673,785	5,339,034	5,005,732	4,673,881	4,343,481	4,014,530	3,687,029	3,360,979	3,036,379	2,713,229
8	Medium density flatted scheme (75 flats)	75	£5,866,275	13,641,031	12,875,721	12,113,712	11,355,005	10,599,599	9,847,494	9,098,690	8,353,188	7,610,987	6,872,087	6,136,488
9	Medium density flatted scheme (250 flats)	250	£22,693,221	31,298,923	29,291,282	27,292,345	25,302,110	23,320,579	21,347,752	19,383,627	17,428,206	15,481,487	13,543,473	11,614,161
10	Medium density flatted scheme (600 flats)	600	£38,439,538	44,162,114	40,027,074	35,910,163	31,811,382	27,730,732	23,639,719	19,565,045	15,508,639	11,444,849	7,386,530	3,321,599
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	22,865,811	21,208,858	19,559,144	17,916,668	16,281,430	14,653,432	13,032,670	11,413,688	9,799,316	8,192,220	6,592,400
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	29,810,827	27,129,735	24,460,397	21,802,812	19,156,980	16,506,604	13,865,917	11,237,067	8,613,341	5,984,183	3,365,907
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	19,714,454	18,904,653	18,098,373	17,295,613	16,496,376	15,700,659	14,908,464	14,119,790	13,334,638	12,549,386	11,764,541
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,443,568	7,341,082	7,239,038	7,137,435	7,036,275	6,935,557	6,835,281	6,735,447	6,636,055	6,537,106	6,438,598
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	6,543,411	6,201,760	5,861,583	5,522,879	5,185,649	4,849,892	4,515,610	4,182,801	3,851,466	3,521,605	3,193,217
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	14,390,682	13,589,459	12,791,720	11,997,462	11,206,688	10,419,396	9,635,586	8,855,260	8,078,416	7,305,055	6,535,177
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	20,263,531	18,863,651	17,469,861	16,082,161	14,700,553	13,325,033	11,955,606	10,592,268	9,235,019	7,883,863	6,538,795
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	26,244,955	24,008,209	21,781,248	19,564,073	17,356,683	15,159,078	12,971,258	10,777,344	8,593,164	6,418,841	4,240,274
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	7,784,883	7,268,591	6,754,743	6,243,138	5,733,778	5,226,662	4,721,790	4,219,162	3,718,778	3,220,639	2,724,743
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	21,121,610	19,721,714	18,327,909	16,940,193	15,558,569	14,183,033	12,813,590	11,450,236	10,092,973	8,741,799	7,396,717
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	35,852,225	32,491,506	29,145,519	25,814,264	22,497,740	19,195,949	15,908,890	12,636,561	9,381,536	6,087,562	2,810,603
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	16,176,073	15,184,709	14,197,656	13,214,916	12,236,486	11,262,369	10,292,563	9,327,068	8,365,885	7,409,013	6,456,453
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	31,437,675	28,699,256	25,983,108	23,279,690	20,592,922	17,928,553	15,286,584	12,667,012	10,052,861	7,457,411	4,881,903
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	9,651,009	9,278,149	8,908,231	8,541,257	8,177,225	7,816,136	7,457,989	7,102,785	6,750,524	6,401,205	6,054,829
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	27,237,517	25,117,425	23,006,594	20,905,023	18,812,712	16,729,662	14,655,871	12,591,342	10,536,074	8,490,064	6,441,624
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	29,168,340	27,048,248	24,937,417	22,835,845	20,743,534	18,660,484	16,586,694	14,522,165	12,466,896	10,420,887	8,384,139
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	23,463,095	22,102,951	20,748,723	19,400,409	18,058,013	16,721,530	15,390,964	14,066,313	12,747,577	11,434,757	10,126,461
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	34,198,289	30,598,524	27,014,622	23,448,586	19,894,412	16,358,104	12,837,660	9,318,460	5,793,498	2,256,203	- 1,315,638
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	61,019,151	57,008,238	53,014,767	49,025,574	45,049,347	41,090,641	37,136,448	33,190,210	29,261,597	25,350,607	21,457,241
30	Intensification scheme (industrial with 12 flats)	12	£8,020,851	6,113,326	5,976,677	5,840,617	5,705,149	5,570,268	5,435,977	5,302,276	5,169,164	5,036,642	4,904,709	4,773,365
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	46,972,385	44,315,499	41,670,235	39,036,592	36,414,569	33,804,167	31,205,387	28,618,228	26,042,689	23,478,772	20,926,475
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	31,058,435	29,366,253	27,681,369	26,003,785	24,333,500	22,670,515	21,014,829	19,366,442	17,725,354	16,091,565	14,465,076
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	38,497,690	35,017,216	31,552,001	28,102,043	24,647,108	21,204,808	17,777,870	14,366,294	10,942,093	7,531,212	4,116,896
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	128,318,625	116,898,683	105,445,557	94,025,243	82,655,441	71,336,149	60,067,369	48,849,101	37,681,342	26,564,097	15,481,653
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	4,673,080	4,356,279	4,040,855	3,726,808	3,414,139	3,102,847	2,792,933	2,484,396	2,177,237	1,871,455	1,567,051
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	9,247,667	8,727,416	8,209,407	7,693,643	7,180,124	6,668,849	6,159,816	5,653,029	5,148,485	4,646,186	4,146,131
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	30,499,239	27,642,101	24,797,491	21,965,409	19,138,010	16,310,580	13,495,769	10,693,578	7,892,026	5,088,050	2,294,834
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	32,250,445	29,393,308	26,540,698	23,716,614	20,897,059	18,088,507	15,273,695	12,471,505	9,681,934	6,893,105	4,101,871
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	15,337,286	14,323,583	13,314,289	12,309,403	11,308,925	10,312,855	9,321,194	8,333,941	7,351,097	6,372,660	5,398,632
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	31,525,634	28,862,021	26,198,795	23,544,457	20,901,635	18,270,929	15,651,739	13,044,265	10,435,400	7,830,421	5,237,255
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	6,830,427	6,323,135	5,818,053	5,315,181	4,814,519	4,316,067	3,819,824	3,325,792	2,833,970	2,344,357	1,856,953
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	7,976,416	7,384,572	6,795,305	6,208,617	5,624,506	5,042,975	4,464,021	3,887,645	3,313,847	2,742,628	2,173,987
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	5,031,357	4,628,041	4,226,485	3,826,690	3,428,656	3,032,382	2,637,870	2,245,118	1,854,127	1,464,898	1,077,428
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	6,046,730	5,562,745	5,080,873	4,601,114	4,123,468	3,647,935	3,174,515	2,703,207	2,234,013	1,766,932	1,301,964
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	7,062,104	6,497,450	5,935,262	5,375,538	4,818,281	4,263,487	3,711,160	3,161,296	2,613,899	2,068,966	1,526,499

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL   £9,171,614 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£458,581	651,730	622,310	593,018	563,850	534,808	505,891	477,100	448,436	419,896	391,482	363,193
2	Low density housing scheme (4 houses)	4	£917,161	1,304,339	1,245,501	1,186,913	1,128,578	1,070,494	1,012,661	955,079	897,749	840,670	783,842	727,266
3	Low density housing scheme (9 houses)	9	£2,081,956	2,935,552	2,803,167	2,671,347	2,540,091	2,409,403	2,279,279	2,149,720	2,020,726	1,892,298	1,764,435	1,637,138
4	Medium density flatted sheme (5 flats)	5	£305,720	1,071,072	1,011,084	951,354	891,884	832,671	773,718	715,024	656,588	598,411	540,493	482,834
5	Medium density flatted scheme (7 flats)	7	£366,865	1,502,590	1,418,599	1,334,971	1,251,705	1,168,801	1,086,260	1,004,080	922,263	840,808	759,716	678,986
6	Medium density flatted scheme (9 flats)	9	£550,297	1,928,326	1,820,346	1,712,833	1,605,786	1,499,204	1,393,088	1,287,439	1,182,254	1,077,536	973,283	869,495
7	Medium density flatted scheme (30 flats)	30	£1,375,742	6,009,985	5,673,785	5,339,034	5,005,732	4,673,881	4,343,481	4,014,530	3,687,029	3,360,979	3,036,379	2,713,229
8	Medium density flatted scheme (75 flats)	75	£3,485,213	13,641,031	12,875,721	12,113,712	11,355,005	10,599,599	9,847,494	9,098,690	8,353,188	7,610,987	6,872,087	6,136,488
9	Medium density flatted scheme (250 flats)	250	£13,482,272	31,298,923	29,291,282	27,292,345	25,302,110	23,320,579	21,347,752	19,383,627	17,428,206	15,481,487	13,543,473	11,614,161
10	Medium density flatted scheme (600 flats)	600	£22,837,319	44,162,114	40,027,074	35,910,163	31,811,382	27,730,732	23,639,719	19,565,045	15,508,639	11,444,849	7,386,530	3,321,599
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	22,865,811	21,208,858	19,559,144	17,916,668	16,281,430	14,653,432	13,032,670	11,413,688	9,799,316	8,192,220	6,592,400
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	29,810,827	27,129,735	24,460,397	21,802,812	19,156,980	16,506,604	13,865,917	11,237,067	8,613,341	5,984,183	3,365,907
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	19,714,454	18,904,653	18,098,373	17,295,613	16,496,376	15,700,659	14,908,464	14,119,790	13,334,638	12,549,386	11,764,541
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,443,568	7,341,082	7,239,038	7,137,435	7,036,275	6,935,557	6,835,281	6,735,447	6,636,055	6,537,106	6,438,598
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	6,543,411	6,201,760	5,861,583	5,522,879	5,185,649	4,849,892	4,515,610	4,182,801	3,851,466	3,521,605	3,193,217
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	14,390,682	13,589,459	12,791,720	11,997,462	11,206,688	10,419,396	9,635,586	8,855,260	8,078,416	7,305,055	6,535,177
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	20,263,531	18,863,651	17,469,861	16,082,161	14,700,553	13,325,033	11,955,606	10,592,268	9,235,019	7,883,863	6,538,795
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	26,244,955	24,008,209	21,781,248	19,564,073	17,356,683	15,159,078	12,971,258	10,777,344	8,593,164	6,418,841	4,240,274
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	7,784,883	7,268,591	6,754,743	6,243,138	5,733,778	5,226,662	4,721,790	4,219,162	3,718,778	3,220,639	2,724,743
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	21,121,610	19,721,714	18,327,909	16,940,193	15,558,569	14,183,033	12,813,590	11,450,236	10,092,973	8,741,799	7,396,717
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	35,852,225	32,491,506	29,145,519	25,814,264	22,497,740	19,195,949	15,908,890	12,636,561	9,381,536	6,087,562	2,810,603
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	16,176,073	15,184,709	14,197,656	13,214,916	12,236,486	11,262,369	10,292,563	9,327,068	8,365,885	7,409,013	6,456,453
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	31,437,675	28,699,256	25,983,108	23,279,690	20,592,922	17,928,553	15,286,584	12,667,012	10,052,861	7,457,411	4,881,903
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	9,651,009	9,278,149	8,908,231	8,541,257	8,177,225	7,816,136	7,457,989	7,102,785	6,750,524	6,401,205	6,054,829
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	27,237,517	25,117,425	23,006,594	20,905,023	18,812,712	16,729,662	14,655,871	12,591,342	10,536,074	8,490,064	6,441,624
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	29,168,340	27,048,248	24,937,417	22,835,845	20,743,534	18,660,484	16,586,694	14,522,165	12,466,896	10,420,887	8,384,139
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	23,463,095	22,102,951	20,748,723	19,400,409	18,058,013	16,721,530	15,390,964	14,066,313	12,747,577	11,434,757	10,126,461
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	34,198,289	30,598,524	27,014,622	23,448,586	19,894,412	16,358,104	12,837,660	9,318,460	5,793,498	2,256,203	- 1,315,638
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	61,019,151	57,008,238	53,014,767	49,025,574	45,049,347	41,090,641	37,136,448	33,190,210	29,261,597	25,350,607	21,457,241
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,113,326	5,976,677	5,840,617	5,705,149	5,570,268	5,435,977	5,302,276	5,169,164	5,036,642	4,904,709	4,773,365
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	46,972,385	44,315,499	41,670,235	39,036,592	36,414,569	33,804,167	31,205,387	28,618,228	26,042,689	23,478,772	20,926,475
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	31,058,435	29,366,253	27,681,369	26,003,785	24,333,500	22,670,515	21,014,829	19,366,442	17,725,354	16,091,565	14,465,076
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	38,497,690	35,017,216	31,552,001	28,102,043	24,647,108	21,204,808	17,777,870	14,366,294	10,942,093	7,531,212	4,116,896
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	128,318,625	116,898,683	105,445,557	94,025,243	82,655,441	71,336,149	60,067,369	48,849,101	37,681,342	26,564,097	15,481,653
35	High density mixed use flatted scheme (30 flats)	30	£733,729	4,673,080	4,356,279	4,040,855	3,726,808	3,414,139	3,102,847	2,792,933	2,484,396	2,177,237	1,871,455	1,567,051
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	9,247,667	8,727,416	8,209,407	7,693,643	7,180,124	6,668,849	6,159,816	5,653,029	5,148,485	4,646,186	4,146,131
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	30,499,239	27,642,101	24,797,491	21,965,409	19,138,010	16,310,580	13,495,769	10,693,578	7,892,026	5,088,050	2,294,834
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	32,250,445	29,393,308	26,540,698	23,716,614	20,897,059	18,088,507	15,273,695	12,471,505	9,681,934	6,893,105	4,101,871
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	15,337,286	14,323,583	13,314,289	12,309,403	11,308,925	10,312,855	9,321,194	8,333,941	7,351,097	6,372,660	5,398,632
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	31,525,634	28,862,021	26,198,795	23,544,457	20,901,635	18,270,929	15,651,739	13,044,265	10,435,400	7,830,421	5,237,255
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	6,830,427	6,323,135	5,818,053	5,315,181	4,814,519	4,316,067	3,819,824	3,325,792	2,833,970	2,344,357	1,856,953
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	7,976,416	7,384,572	6,795,305	6,208,617	5,624,506	5,042,975	4,464,021	3,887,645	3,313,847	2,742,628	2,173,987
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	5,031,357	4,628,041	4,226,485	3,826,690	3,428,656	3,032,382	2,637,870	2,245,118	1,854,127	1,464,898	1,077,428
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	6,046,730	5,562,745	5,080,873	4,601,114	4,123,468	3,647,935	3,174,515	2,703,207	2,234,013	1,766,932	1,301,964
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	7,062,104	6,497,450	5,935,262	5,375,538	4,818,281	4,263,487	3,711,160	3,161,296	2,613,899	2,068,966	1,526,499

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)   £6,088,685 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£304,434	651,730	622,310	593,018	563,850	534,808	505,891	477,100	448,436	419,896	391,482	363,193
2	Low density housing scheme (4 houses)	4	£608,869	1,304,339	1,245,501	1,186,913	1,128,578	1,070,494	1,012,661	955,079	897,749	840,670	783,842	727,266
3	Low density housing scheme (9 houses)	9	£1,382,131	2,935,552	2,803,167	2,671,347	2,540,091	2,409,403	2,279,279	2,149,720	2,020,726	1,892,298	1,764,435	1,637,138
4	Medium density flatted sheme (5 flats)	5	£202,956	1,071,072	1,011,084	951,354	891,884	832,671	773,718	715,024	656,588	598,411	540,493	482,834
5	Medium density flatted scheme (7 flats)	7	£243,547	1,502,590	1,418,599	1,334,971	1,251,705	1,168,801	1,086,260	1,004,080	922,263	840,808	759,716	678,986
6	Medium density flatted scheme (9 flats)	9	£365,321	1,928,326	1,820,346	1,712,833	1,605,786	1,499,204	1,393,088	1,287,439	1,182,254	1,077,536	973,283	869,495
7	Medium density flatted scheme (30 flats)	30	£913,303	6,009,985	5,673,785	5,339,034	5,005,732	4,673,881	4,343,481	4,014,530	3,687,029	3,360,979	3,036,379	2,713,229
8	Medium density flatted scheme (75 flats)	75	£2,313,700	13,641,031	12,875,721	12,113,712	11,355,005	10,599,599	9,847,494	9,098,690	8,353,188	7,610,987	6,872,087	6,136,488
9	Medium density flatted scheme (250 flats)	250	£8,950,367	31,298,923	29,291,282	27,292,345	25,302,110	23,320,579	21,347,752	19,383,627	17,428,206	15,481,487	13,543,473	11,614,161
10	Medium density flatted scheme (600 flats)	600	£15,160,026	44,162,114	40,027,074	35,910,163	31,811,382	27,730,732	23,639,719	19,565,045	15,508,639	11,444,849	7,386,530	3,321,599
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	22,865,811	21,208,858	19,559,144	17,916,668	16,281,430	14,653,432	13,032,670	11,413,688	9,799,316	8,192,220	6,592,400
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	29,810,827	27,129,735	24,460,397	21,802,812	19,156,980	16,506,604	13,865,917	11,237,067	8,613,341	5,984,183	3,365,907
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	19,714,454	18,904,653	18,098,373	17,295,613	16,496,376	15,700,659	14,908,464	14,119,790	13,334,638	12,549,386	11,764,541
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,443,568	7,341,082	7,239,038	7,137,435	7,036,275	6,935,557	6,835,281	6,735,447	6,636,055	6,537,106	6,438,598
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	6,543,411	6,201,760	5,861,583	5,522,879	5,185,649	4,849,892	4,515,610	4,182,801	3,851,466	3,521,605	3,193,217
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	14,390,682	13,589,459	12,791,720	11,997,462	11,206,688	10,419,396	9,635,586	8,855,260	8,078,416	7,305,055	6,535,177
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	20,263,531	18,863,651	17,469,861	16,082,161	14,700,553	13,325,033	11,955,606	10,592,268	9,235,019	7,883,863	6,538,795
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	26,244,955	24,008,209	21,781,248	19,564,073	17,356,683	15,159,078	12,971,258	10,777,344	8,593,164	6,418,841	4,240,274
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	7,784,883	7,268,591	6,754,743	6,243,138	5,733,778	5,226,662	4,721,790	4,219,162	3,718,778	3,220,639	2,724,743
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	21,121,610	19,721,714	18,327,909	16,940,193	15,558,569	14,183,033	12,813,590	11,450,236	10,092,973	8,741,799	7,396,717
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	35,852,225	32,491,506	29,145,519	25,814,264	22,497,740	19,195,949	15,908,890	12,636,561	9,381,536	6,087,562	2,810,603
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	16,176,073	15,184,709	14,197,656	13,214,916	12,236,486	11,262,369	10,292,563	9,327,068	8,365,885	7,409,013	6,456,453
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	31,437,675	28,699,256	25,983,108	23,279,690	20,592,922	17,928,553	15,286,584	12,667,012	10,052,861	7,457,411	4,881,903
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	9,651,009	9,278,149	8,908,231	8,541,257	8,177,225	7,816,136	7,457,989	7,102,785	6,750,524	6,401,205	6,054,829
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	27,237,517	25,117,425	23,006,594	20,905,023	18,812,712	16,729,662	14,655,871	12,591,342	10,536,074	8,490,064	6,441,624
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	29,168,340	27,048,248	24,937,417	22,835,845	20,743,534	18,660,484	16,586,694	14,522,165	12,466,896	10,420,887	8,384,139
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	23,463,095	22,102,951	20,748,723	19,400,409	18,058,013	16,721,530	15,390,964	14,066,313	12,747,577	11,434,757	10,126,461
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	34,198,289	30,598,524	27,014,622	23,448,586	19,894,412	16,358,104	12,837,660	9,318,460	5,793,498	2,256,203	- 1,315,638
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	61,019,151	57,008,238	53,014,767	49,025,574	45,049,347	41,090,641	37,136,448	33,190,210	29,261,597	25,350,607	21,457,241
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,113,326	5,976,677	5,840,617	5,705,149	5,570,268	5,435,977	5,302,276	5,169,164	5,036,642	4,904,709	4,773,365
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	46,972,385	44,315,499	41,670,235	39,036,592	36,414,569	33,804,167	31,205,387	28,618,228	26,042,689	23,478,772	20,926,475
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	31,058,435	29,366,253	27,681,369	26,003,785	24,333,500	22,670,515	21,014,829	19,366,442	17,725,354	16,091,565	14,465,076
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	38,497,690	35,017,216	31,552,001	28,102,043	24,647,108	21,204,808	17,777,870	14,366,294	10,942,093	7,531,212	4,116,896
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	128,318,625	116,898,683	105,445,557	94,025,243	82,655,441	71,336,149	60,067,369	48,849,101	37,681,342	26,564,097	15,481,653
35	High density mixed use flatted scheme (30 flats)	30	£487,095	4,673,080	4,356,279	4,040,855	3,726,808	3,414,139	3,102,847	2,792,933	2,484,396	2,177,237	1,871,455	1,567,051
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	9,247,667	8,727,416	8,209,407	7,693,643	7,180,124	6,668,849	6,159,816	5,653,029	5,148,485	4,646,186	4,146,131
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	30,499,239	27,642,101	24,797,491	21,965,409	19,138,010	16,310,580	13,495,769	10,693,578	7,892,026	5,088,050	2,294,834
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	32,250,445	29,393,308	26,540,698	23,716,614	20,897,059	18,088,507	15,273,695	12,471,505	9,681,934	6,893,105	4,101,871
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	15,337,286	14,323,583	13,314,289	12,309,403	11,308,925	10,312,855	9,321,194	8,333,941	7,351,097	6,372,660	5,398,632
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	31,525,634	28,862,021	26,198,795	23,544,457	20,901,635	18,270,929	15,651,739	13,044,265	10,435,400	7,830,421	5,237,255
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	6,830,427	6,323,135	5,818,053	5,315,181	4,814,519	4,316,067	3,819,824	3,325,792	2,833,970	2,344,357	1,856,953
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	7,976,416	7,384,572	6,795,305	6,208,617	5,624,506	5,042,975	4,464,021	3,887,645	3,313,847	2,742,628	2,173,987
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	5,031,357	4,628,041	4,226,485	3,826,690	3,428,656	3,032,382	2,637,870	2,245,118	1,854,127	1,464,898	1,077,428
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	6,046,730	5,562,745	5,080,873	4,601,114	4,123,468	3,647,935	3,174,515	2,703,207	2,234,013	1,766,932	1,301,964
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	7,062,104	6,497,450	5,935,262	5,375,538	4,818,281	4,263,487	3,711,160	3,161,296	2,613,899	2,068,966	1,526,499

BENCHMARK LAND VALUE 4 (CLEARED LAND)   £500,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£25,000	651,730	622,310	593,018	563,850	534,808	505,891	477,100	448,436	419,896	391,482	363,193
2	Low density housing scheme (4 houses)	4	£50,000	1,304,339	1,245,501	1,186,913	1,128,578	1,070,494	1,012,661	955,079	897,749	840,670	783,842	727,266
3	Low density housing scheme (9 houses)	9	£113,500	2,935,552	2,803,167	2,671,347	2,540,091	2,409,403	2,279,279	2,149,720	2,020,726	1,892,298	1,764,435	1,637,138
4	Medium density flatted sheme (5 flats)	5	£16,667	1,071,072	1,011,084	951,354	891,884	832,671	773,718	715,024	656,588	598,411	540,493	482,834
5	Medium density flatted scheme (7 flats)	7	£20,000	1,502,590	1,418,599	1,334,971	1,251,705	1,168,801	1,086,260	1,004,080	922,263	840,808	759,716	678,986
6	Medium density flatted scheme (9 flats)	9	£30,000	1,928,326	1,820,346	1,712,833	1,605,786	1,499,204	1,393,088	1,287,439	1,182,254	1,077,536	973,283	869,495
7	Medium density flatted scheme (30 flats)	30	£75,000	6,009,985	5,673,785	5,339,034	5,005,732	4,673,881	4,343,481	4,014,530	3,687,029	3,360,979	3,036,379	2,713,229
8	Medium density flatted scheme (75 flats)	75	£190,000	13,641,031	12,875,721	12,113,712	11,355,005	10,599,599	9,847,494	9,098,690	8,353,188	7,610,987	6,872,087	6,136,488
9	Medium density flatted scheme (250 flats)	250	£735,000	31,298,923	29,291,282	27,292,345	25,302,110	23,320,579	21,347,752	19,383,627	17,428,206	15,481,487	13,543,473	11,614,161
10	Medium density flatted scheme (600 flats)	600	£1,245,000	44,162,114	40,027,074	35,910,163	31,811,382	27,730,732	23,639,719	19,565,045	15,508,639	11,444,849	7,386,530	3,321,599
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	22,865,811	21,208,858	19,559,144	17,916,668	16,281,430	14,653,432	13,032,670	11,413,688	9,799,316	8,192,220	6,592,400
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	29,810,827	27,129,735	24,460,397	21,802,812	19,156,980	16,506,604	13,865,917	11,237,067	8,613,341	5,984,183	3,365,907
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	19,714,454	18,904,653	18,098,373	17,295,613	16,496,376	15,700,659	14,908,464	14,119,790	13,334,638	12,549,386	11,764,541
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,443,568	7,341,082	7,239,038	7,137,435	7,036,275	6,935,557	6,835,281	6,735,447	6,636,055	6,537,106	6,438,598
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	6,543,411	6,201,760	5,861,583	5,522,879	5,185,649	4,849,892	4,515,610	4,182,801	3,851,466	3,521,605	3,193,217
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	14,390,682	13,589,459	12,791,720	11,997,462	11,206,688	10,419,396	9,635,586	8,855,260	8,078,416	7,305,055	6,535,177
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	20,263,531	18,863,651	17,469,861	16,082,161	14,700,553	13,325,033	11,955,606	10,592,268	9,235,019	7,883,863	6,538,795
18	High density mixed use flatted scheme (300 flats)	300	£378,000	26,244,955	24,008,209	21,781,248	19,564,073	17,356,683	15,159,078	12,971,258	10,777,344	8,593,164	6,418,841	4,240,274
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	7,784,883	7,268,591	6,754,743	6,243,138	5,733,778	5,226,662	4,721,790	4,219,162	3,718,778	3,220,639	2,724,743
20	High density mixed use flatted scheme (150 flats)	150	£241,000	21,121,610	19,721,714	18,327,909	16,940,193	15,558,569	14,183,033	12,813,590	11,450,236	10,092,973	8,741,799	7,396,717
21	High density mixed use flatted scheme (480 flats)	480	£780,000	35,852,225	32,491,506	29,145,519	25,814,264	22,497,740	19,195,949	15,908,890	12,636,561	9,381,536	6,087,562	2,810,603
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	16,176,073	15,184,709	14,197,656	13,214,916	12,236,486	11,262,369	10,292,563	9,327,068	8,365,885	7,409,013	6,456,453
23	High density mixed use flatted scheme (450 flats)	450	£510,000	31,437,675	28,699,256	25,983,108	23,279,690	20,592,922	17,928,553	15,286,584	12,667,012	10,052,861	7,457,411	4,881,903
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	9,651,009	9,278,149	8,908,231	8,541,257	8,177,225	7,816,136	7,457,989	7,102,785	6,750,524	6,401,205	6,054,829
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	27,237,517	25,117,425	23,006,594	20,905,023	18,812,712	16,729,662	14,655,871	12,591,342	10,536,074	8,490,064	6,441,624
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	29,168,340	27,048,248	24,937,417	22,835,845	20,743,534	18,660,484	16,586,694	14,522,165	12,466,896	10,420,887	8,384,139
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	23,463,095	22,102,951	20,748,723	19,400,409	18,058,013	16,721,530	15,390,964	14,066,313	12,747,577	11,434,757	10,126,461
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	34,198,289	30,598,524	27,014,622	23,448,586	19,894,412	16,358,104	12,837,660	9,318,460	5,793,498	2,256,203	- 1,315,638
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	61,019,151	57,008,238	53,014,767	49,025,574	45,049,347	41,090,641	37,136,448	33,190,210	29,261,597	25,350,607	21,457,241
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,113,326	5,976,677	5,840,617	5,705,149	5,570,268	5,435,977	5,302,276	5,169,164	5,036,642	4,904,709	4,773,365
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	46,972,385	44,315,499	41,670,235	39,036,592	36,414,569	33,804,167	31,205,387	28,618,228	26,042,689	23,478,772	20,926,475
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	31,058,435	29,366,253	27,681,369	26,003,785	24,333,500	22,670,515	21,014,829	19,366,442	17,725,354	16,091,565	14,465,076
33	High density mixed use flatted scheme (500 flats)	500	£710,000	38,497,690	35,017,216	31,552,001	28,102,043	24,647,108	21,204,808	17,777,870	14,366,294	10,942,093	7,531,212	4,116,896
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	128,318,625	116,898,683	105,445,557	94,025,243	82,655,441	71,336,149	60,067,369	48,849,101	37,681,342	26,564,097	15,481,653
35	High density mixed use flatted scheme (30 flats)	30	£40,000	4,673,080	4,356,279	4,040,855	3,726,808	3,414,139	3,102,847	2,792,933	2,484,396	2,177,237	1,871,455	1,567,051
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	9,247,667	8,727,416	8,209,407	7,693,643	7,180,124	6,668,849	6,159,816	5,653,029	5,148,485	4,646,186	4,146,131
37	High density mixed use flatted scheme (400 flats)	400	£530,000	30,499,239	27,642,101	24,797,491	21,965,409	19,138,010	16,310,580	13,495,769	10,693,578	7,892,026	5,088,050	2,294,834
38	High density mixed use flatted scheme (400 flats)	400	£565,000	32,250,445	29,393,308	26,540,698	23,716,614	20,897,059	18,088,507	15,273,695	12,471,505	9,681,934	6,893,105	4,101,871
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	15,337,286	14,323,583	13,314,289	12,309,403	11,308,925	10,312,855	9,321,194	8,333,941	7,351,097	6,372,660	5,398,632
40	High density mixed use flatted scheme (350 flats)	350	£465,000	31,525,634	28,862,021	26,198,795	23,544,457	20,901,635	18,270,929	15,651,739	13,044,265	10,435,400	7,830,421	5,237,255
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£100,000	6,830,427	6,323,135	5,818,053	5,315,181	4,814,519	4,316,067	3,819,824	3,325,792	2,833,970	2,344,357	1,856,953
44	High density retirement flatted scheme (70 flats)	70	£100,000	7,976,416	7,384,572	6,795,305	6,208,617	5,624,506	5,042,975	4,464,021	3,887,645	3,313,847	2,742,628	2,173,987
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	5,031,357	4,628,041	4,226,485	3,826,690	3,428,656	3,032,382	2,637,870	2,245,118	1,854,127	1,464,898	1,077,428
47	High density extracare flatted scheme (60 flats)	60	£100,000	6,046,730	5,562,745	5,080,873	4,601,114	4,123,468	3,647,935	3,174,515	2,703,207	2,234,013	1,766,932	1,301,964
48	High density extracare flatted scheme (70 flats)	70	£100,000	7,062,104	6,497,450	5,935,262	5,375,538	4,818,281	4,263,487	3,711,160	3,161,296	2,613,899	2,068,966	1,526,499

Table 6.3.4: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £10,359 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY | Sales value £10,359 psm | AH tenure | Rented 50% | SO 50% | Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £15,437,665 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£771,878	742,212	708,076	674,086	640,242	606,544	572,992	539,585	506,325	473,211	440,242	407,419
2	Low density housing scheme (4 houses)	4	£1,543,757	1,485,302	1,417,030	1,349,050	1,281,363	1,213,966	1,146,882	1,080,049	1,013,529	947,300	881,363	815,718
3	Low density housing scheme (9 houses)	9	£3,504,327	3,342,722	3,189,110	3,036,155	2,883,857	2,732,216	2,581,231	2,430,902	2,281,231	2,132,216	1,983,858	1,836,157
4	Medium density flatted sheme (5 flats)	5	£514,586	1,263,346	1,193,335	1,123,625	1,054,217	985,111	916,307	847,805	779,604	711,706	644,109	576,815
5	Medium density flatted scheme (7 flats)	7	£617,503	1,771,774	1,673,751	1,576,150	1,478,972	1,382,217	1,285,883	1,189,973	1,094,486	999,421	904,779	810,559
6	Medium density flatted scheme (9 flats)	9	£926,254	2,274,419	2,148,398	2,022,921	1,897,986	1,773,595	1,649,748	1,526,444	1,403,683	1,281,466	1,159,792	1,038,661
7	Medium density flatted scheme (30 flats)	30	£2,315,635	7,109,172	6,715,670	6,323,863	5,933,753	5,545,340	5,158,625	4,773,605	4,390,282	4,008,656	3,628,727	3,250,494
8	Medium density flatted scheme (75 flats)	75	£5,866,275	16,229,390	15,329,147	14,432,785	13,540,306	12,651,708	11,766,991	10,886,157	10,009,205	9,136,134	8,266,945	7,401,638
9	Medium density flatted scheme (250 flats)	250	£22,693,221	38,585,850	36,202,237	33,828,944	31,465,972	29,113,319	26,769,355	24,432,311	22,105,610	19,789,252	17,483,237	15,187,565
10	Medium density flatted scheme (600 flats)	600	£38,439,538	59,119,792	54,251,837	49,393,983	44,544,052	39,715,506	34,889,016	30,072,813	25,278,134	20,495,891	15,705,006	10,932,347
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	28,903,117	26,931,433	24,968,342	23,013,844	21,067,939	19,130,626	17,201,906	15,281,779	13,370,245	11,467,303	9,572,953
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	40,150,526	36,944,971	33,753,425	30,575,885	27,412,353	24,252,791	21,098,774	17,958,848	14,833,013	11,701,227	8,579,113
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	22,475,372	21,521,642	20,572,051	19,626,601	18,685,291	17,748,123	16,815,095	15,886,207	14,957,034	14,030,326	13,107,786
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,778,883	7,658,727	7,539,287	7,420,366	7,301,961	7,184,074	7,066,704	6,949,851	6,833,515	6,717,698	6,602,396
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	7,660,459	7,260,575	6,862,416	6,465,980	6,071,270	5,678,283	5,287,020	4,897,482	4,509,667	4,123,578	3,739,213
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	17,063,847	16,123,270	15,188,775	14,254,362	13,326,031	12,401,784	11,481,617	10,565,534	9,653,533	8,745,615	7,841,778
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	25,207,896	23,550,945	21,900,472	20,257,199	18,621,125	16,992,251	15,370,578	13,756,103	12,148,828	10,548,753	8,955,877
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	34,260,945	31,617,497	28,985,581	26,365,199	23,756,350	21,159,035	18,565,060	15,975,658	13,397,859	10,831,662	8,262,034
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	9,541,003	8,933,352	8,328,339	7,725,964	7,126,228	6,529,129	5,934,667	5,342,845	4,753,660	4,167,114	3,583,204
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	26,053,079	24,399,403	22,752,968	21,113,595	19,479,141	17,850,251	16,228,562	14,614,071	13,006,780	11,406,689	9,813,798
21	High density mixed use flatted scheme (480 flats)	480	£23,485,099	48,105,971	44,106,453	40,124,415	36,150,857	32,212,780	28,283,184	24,371,067	20,476,432	16,599,278	12,739,604	8,896,897
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	19,594,239	18,424,684	17,260,206	16,100,806	14,946,485	13,797,241	12,653,076	11,513,990	10,379,981	9,251,052	8,127,200
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	41,217,486	37,950,640	34,710,212	31,496,203	28,308,612	25,147,438	22,012,683	18,904,347	15,804,153	12,728,423	9,679,292
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	10,854,461	10,416,574	9,982,142	9,551,164	9,123,639	8,699,568	8,278,949	7,861,785	7,448,074	7,037,817	6,631,013
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	34,887,772	32,377,553	29,878,271	27,389,927	24,911,785	22,434,601	19,968,402	17,513,190	15,068,963	12,635,723	10,213,468
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	36,789,577	34,279,358	31,780,076	29,291,731	26,814,324	24,347,855	21,892,322	19,444,012	16,999,785	14,566,545	12,144,291
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	28,163,301	26,558,131	24,959,930	23,368,700	21,784,438	20,207,146	18,636,827	17,073,475	15,517,094	13,967,682	12,425,239
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	47,794,366	43,485,825	39,196,197	34,925,483	30,673,682	26,440,796	22,226,823	18,031,766	13,855,621	9,698,390	5,527,606
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	74,911,978	70,191,701	65,491,918	60,812,628	56,153,831	51,508,100	46,871,175	42,254,829	37,644,892	33,045,076	28,442,057
30	Intensification scheme (industrial with 12 flats)	12	£8,020,851	6,560,145	6,400,203	6,240,952	6,082,389	5,924,516	5,767,333	5,610,839	5,455,036	5,299,922	5,145,498	4,991,763
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	56,482,236	53,329,593	50,190,703	47,065,568	43,954,188	40,856,561	37,772,689	34,702,571	31,646,206	28,603,596	25,574,741
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	36,937,359	34,938,702	32,948,664	30,967,243	28,994,441	27,030,258	25,074,690	23,127,741	21,189,411	19,259,697	17,338,603
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	51,207,459	47,064,413	42,939,476	38,832,649	34,743,931	30,673,323	26,620,826	22,586,438	18,548,777	14,520,501	10,503,784
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	169,452,167	156,140,017	142,807,395	129,502,968	116,188,190	102,826,390	89,408,507	76,032,494	62,716,522	49,460,594	36,264,707
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	5,744,228	5,372,424	5,002,236	4,633,660	4,265,801	3,899,474	3,534,765	3,171,673	2,810,201	2,450,347	2,092,112
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	11,003,988	10,392,177	9,783,005	9,176,470	8,572,573	7,971,315	7,372,694	6,776,712	6,183,368	5,592,662	5,004,593
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	40,893,028	37,510,676	34,143,111	30,789,674	27,432,289	24,089,775	20,762,132	17,449,363	14,137,887	10,828,394	7,533,893
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	42,617,915	39,235,564	35,867,998	32,515,216	29,177,218	25,840,981	22,513,339	19,200,569	15,902,671	12,606,320	9,311,820
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	18,806,661	17,614,470	16,427,454	15,245,615	14,068,951	12,896,066	11,726,721	10,562,566	9,403,600	8,249,824	7,101,238
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	41,131,608	37,967,228	34,816,655	31,679,889	28,556,930	25,447,778	22,352,433	19,259,832	16,172,878	13,099,817	10,040,653
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	8,608,003	8,008,045	7,410,695	6,815,954	6,223,821	5,634,297	5,047,381	4,463,075	3,881,376	3,302,287	2,725,805
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	10,050,256	9,350,300	8,653,387	7,959,519	7,268,692	6,580,910	5,896,170	5,214,475	4,535,822	3,860,214	3,187,648
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	6,459,768	5,981,986	5,506,287	5,032,669	4,561,131	4,091,675	3,624,300	3,159,007	2,695,794	2,234,663	1,775,613
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	7,760,823	7,187,481	6,616,635	6,048,289	5,482,438	4,919,086	4,358,231	3,799,873	3,244,013	2,690,650	2,139,785
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	9,061,878	8,392,974	7,728,985	7,063,909	6,403,746	5,746,497	5,092,161	4,440,740	3,792,232	3,146,638	2,503,958

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) £9,171,614 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£458,581	742,212	708,076	674,086	640,242	606,544	572,992	539,585	506,325	473,211	440,242	407,419
2	Low density housing scheme (4 houses)	4	£917,161	1,485,302	1,417,030	1,349,050	1,281,363	1,213,966	1,146,882	1,080,049	1,013,529	947,300	881,363	815,718
3	Low density housing scheme (9 houses)	9	£2,081,956	3,342,722	3,189,110	3,036,155	2,883,857	2,732,216	2,581,231	2,430,902	2,281,231	2,132,216	1,983,858	1,836,157
4	Medium density flatted sheme (5 flats)	5	£305,720	1,263,346	1,193,335	1,123,625	1,054,217	985,111	916,307	847,805	779,604	711,706	644,109	576,815
5	Medium density flatted scheme (7 flats)	7	£366,865	1,771,774	1,673,751	1,576,150	1,478,972	1,382,217	1,285,883	1,189,973	1,094,486	999,421	904,779	810,559
6	Medium density flatted scheme (9 flats)	9	£550,297	2,274,419	2,148,398	2,022,921	1,897,986	1,773,595	1,649,748	1,526,444	1,403,683	1,281,466	1,159,792	1,038,661
7	Medium density flatted scheme (30 flats)	30	£1,375,742	7,109,172	6,715,670	6,323,863	5,933,753	5,545,340	5,158,625	4,773,605	4,390,282	4,008,656	3,628,727	3,250,494
8	Medium density flatted scheme (75 flats)	75	£3,485,213	16,229,390	15,329,147	14,432,785	13,540,306	12,651,708	11,766,991	10,886,157	10,009,205	9,136,134	8,266,945	7,401,638
9	Medium density flatted scheme (250 flats)	250	£13,482,272	38,585,850	36,202,237	33,828,944	31,465,972	29,113,319	26,769,355	24,432,311	22,105,610	19,789,252	17,483,237	15,187,565
10	Medium density flatted scheme (600 flats)	600	£22,837,319	59,119,792	54,251,837	49,393,983	44,544,052	39,715,506	34,889,016	30,072,813	25,278,134	20,495,891	15,705,006	10,932,347
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	28,903,117	26,931,433	24,968,342	23,013,844	21,067,939	19,130,626	17,201,906	15,281,779	13,370,245	11,467,303	9,572,953
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	40,150,526	36,944,971	33,753,425	30,575,885	27,412,353	24,252,791	21,098,774	17,958,848	14,833,013	11,701,227	8,579,113
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,782	22,475,372	21,521,642	20,572,051	19,626,601	18,685,291	17,748,123	16,815,095	15,886,207	14,957,034	14,030,326	13,107,786
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,778,883	7,658,727	7,539,287	7,420,366	7,301,961	7,184,074	7,066,704	6,949,851	6,833,515	6,717,698	6,602,396
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	7,660,459	7,260,575	6,862,416	6,465,980	6,071,270	5,678,283	5,287,020	4,897,482	4,509,667	4,123,578	3,739,213
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	17,063,847	16,123,270	15,188,775	14,254,362	13,326,031	12,401,784	11,481,617	10,565,534	9,653,533	8,745,615	7,841,778
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	25,207,896	23,550,945	21,900,472	20,257,199	18,621,125	16,992,251	15,370,578	13,756,103	12,148,828	10,548,753	8,955,877
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	34,260,945	31,617,497	28,985,581	26,365,199	23,756,350	21,159,035	18,565,060	15,975,658	13,397,859	10,831,662	8,262,034
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	9,541,003	8,933,352	8,328,339	7,725,964	7,126,228	6,529,129	5,934,667	5,342,845	4,753,660	4,167,114	3,583,204
20	High density mixed use flatted scheme (150 flats)	150	£4,420,716	26,053,079	24,399,403	22,752,968	21,113,595	19,479,141	17,850,251	16,228,562	14,614,071	13,006,780	11,406,689	9,813,798
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	48,105,971	44,106,453	40,124,415	36,150,857	32,212,780	28,283,184	24,371,067	20,476,432	16,599,278	12,739,604	8,896,897
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	19,594,239	18,424,684	17,260,206	16,100,806	14,946,485	13,797,241	12,653,076	11,513,990	10,379,981	9,251,052	8,127,200
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	41,217,486	37,950,640	34,710,212	31,496,203	28,308,612	25,147,438	22,012,683	18,904,347	15,804,153	12,728,423	9,679,292
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	10,854,461	10,416,574	9,982,142	9,551,164	9,123,639	8,699,568	8,278,949	7,861,785	7,448,074	7,037,817	6,631,013
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	34,887,772	32,377,553	29,878,271	27,389,927	24,911,785	22,434,601	19,968,402	17,513,190	15,068,963	12,635,723	10,213,468
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	36,789,577	34,279,358	31,780,076	29,291,731	26,814,324	24,347,855	21,892,322	19,444,012	16,999,785	14,566,545	12,144,291
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	28,163,301	26,558,131	24,959,930	23,368,700	21,784,438	20,207,146	18,636,827	17,073,475	15,517,094	13,967,682	12,425,239
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	47,794,366	43,485,825	39,196,197	34,925,483	30,673,682	26,440,796	22,226,823	18,031,766	13,855,621	9,698,390	5,527,606
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	74,911,978	70,191,701	65,491,918	60,812,628	56,153,831	51,508,100	46,871,175	42,254,829	37,644,892	33,045,076	28,442,057
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,560,145	6,400,203	6,240,952	6,082,389	5,924,516	5,767,333	5,610,839	5,455,036	5,299,922	5,145,498	4,991,763
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	56,482,236	53,329,593	50,190,703	47,065,568	43,954,188	40,856,561	37,772,689	34,702,571	31,646,206	28,603,596	25,574,741
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	36,937,359	34,938,702	32,948,664	30,967,243	28,994,441	27,030,258	25,074,690	23,127,741	21,189,411	19,259,697	17,338,603
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	51,207,459	47,064,413	42,939,476	38,832,649	34,743,931	30,673,323	26,620,826	22,586,438	18,548,777	14,520,501	10,503,784
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	169,452,167	156,140,017	142,807,395	129,502,968	116,188,190	102,826,390	89,408,507	76,032,494	62,716,522	49,460,594	36,264,707
35	High density mixed use flatted scheme (30 flats)	30	£733,729	5,744,228	5,372,424	5,002,236	4,633,660	4,265,801	3,899,474	3,534,765	3,171,673	2,810,201	2,450,347	2,092,112
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	11,003,988	10,392,177	9,783,005	9,176,470	8,572,573	7,971,315	7,372,694	6,776,712	6,183,368	5,592,662	5,004,593
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	40,893,028	37,510,676	34,143,111	30,789,674	27,432,289	24,089,775	20,762,132	17,449,363	14,137,887	10,828,394	7,533,893
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	42,617,915	39,235,564	35,867,998	32,515,216	29,177,218	25,840,981	22,513,339	19,200,569	15,902,671	12,606,320	9,311,820
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	18,806,661	17,614,470	16,427,454	15,245,615	14,068,951	12,896,066	11,726,721	10,562,566	9,403,600	8,249,824	7,101,238
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	41,131,608	37,967,228	34,816,655	31,679,889	28,556,930	25,447,778	22,352,433	19,259,832	16,172,878	13,099,817	10,040,653
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	8,608,003	8,008,045	7,410,695	6,815,954	6,223,821	5,634,297	5,047,381	4,463,075	3,881,376	3,302,287	2,725,805
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	10,050,256	9,350,300	8,653,387	7,959,519	7,268,692	6,580,910	5,896,170	5,214,475	4,535,822	3,860,214	3,187,648
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	6,459,768	5,981,986	5,506,287	5,032,669	4,561,131	4,091,675	3,624,300	3,159,007	2,695,794	2,234,663	1,775,613
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	7,760,823	7,187,481	6,616,635	6,048,289	5,482,438	4,919,086	4,358,231	3,799,873	3,244,013	2,690,650	2,139,785
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	9,061,878	8,392,974	7,728,985	7,063,909	6,403,746	5,746,497	5,092,161	4,440,740	3,792,232	3,146,638	2,503,958

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £6,088,685 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£304,434	742,212	708,076	674,086	640,242	606,544	572,992	539,585	506,325	473,211	440,242	407,419
2	Low density housing scheme (4 houses)	4	£608,869	1,485,302	1,417,030	1,349,050	1,281,363	1,213,966	1,146,882	1,080,049	1,013,529	947,300	881,363	815,718
3	Low density housing scheme (9 houses)	9	£1,382,131	3,342,722	3,189,110	3,036,155	2,883,857	2,732,216	2,581,231	2,430,902	2,281,231	2,132,216	1,983,858	1,836,157
4	Medium density flatted sheme (5 flats)	5	£202,956	1,263,346	1,193,335	1,123,625	1,054,217	985,111	916,307	847,805	779,604	711,706	644,109	576,815
5	Medium density flatted scheme (7 flats)	7	£243,547	1,771,774	1,673,751	1,576,150	1,478,972	1,382,217	1,285,883	1,189,973	1,094,486	999,421	904,779	810,559
6	Medium density flatted scheme (9 flats)	9	£365,321	2,274,419	2,148,398	2,022,921	1,897,986	1,773,595	1,649,748	1,526,444	1,403,683	1,281,466	1,159,792	1,038,661
7	Medium density flatted scheme (30 flats)	30	£913,303	7,109,172	6,715,670	6,323,863	5,933,753	5,545,340	5,158,625	4,773,605	4,390,282	4,008,656	3,628,727	3,250,494
8	Medium density flatted scheme (75 flats)	75	£2,313,700	16,229,390	15,329,147	14,432,785	13,540,306	12,651,708	11,766,991	10,886,157	10,009,205	9,136,134	8,266,945	7,401,638
9	Medium density flatted scheme (250 flats)	250	£8,950,367	38,585,850	36,202,237	33,828,944	31,465,972	29,113,319	26,769,355	24,432,311	22,105,610	19,789,252	17,483,237	15,187,565
10	Medium density flatted scheme (600 flats)	600	£15,160,026	59,119,792	54,251,837	49,393,983	44,544,052	39,715,506	34,889,016	30,072,813	25,278,134	20,495,891	15,705,006	10,932,347
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	28,903,117	26,931,433	24,968,342	23,013,844	21,067,939	19,130,626	17,201,906	15,281,779	13,370,245	11,467,303	9,572,953
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	40,150,526	36,944,971	33,753,425	30,575,885	27,412,353	24,252,791	21,098,774	17,958,848	14,833,013	11,701,227	8,579,113
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	22,475,372	21,521,642	20,572,051	19,626,601	18,685,291	17,748,123	16,815,095	15,886,207	14,957,034	14,030,326	13,107,786
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,778,883	7,658,727	7,539,287	7,420,366	7,301,961	7,184,074	7,066,704	6,949,851	6,833,515	6,717,698	6,602,396
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	7,660,459	7,260,575	6,862,416	6,465,980	6,071,270	5,678,283	5,287,020	4,897,482	4,509,667	4,123,578	3,739,213
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	17,063,847	16,123,270	15,188,775	14,254,362	13,326,031	12,401,784	11,481,617	10,565,534	9,653,533	8,745,615	7,841,778
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	25,207,896	23,550,945	21,900,472	20,257,199	18,621,125	16,992,251	15,370,578	13,756,103	12,148,828	10,548,753	8,955,877
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	34,260,945	31,617,497	28,985,581	26,365,199	23,756,350	21,159,035	18,565,060	15,975,658	13,397,859	10,831,662	8,262,034
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	9,541,003	8,933,352	8,328,339	7,725,964	7,126,228	6,529,129	5,934,667	5,342,845	4,753,660	4,167,114	3,583,204
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	26,053,079	24,399,403	22,752,968	21,113,595	19,479,141	17,850,251	16,228,562	14,614,071	13,006,780	11,406,689	9,813,798
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	48,105,971	44,106,453	40,124,415	36,150,857	32,212,780	28,283,184	24,371,067	20,476,432	16,599,278	12,739,604	8,896,897
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	19,594,239	18,424,684	17,260,206	16,100,806	14,946,485	13,797,241	12,653,076	11,513,990	10,379,981	9,251,052	8,127,200
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	41,217,486	37,950,640	34,710,212	31,496,203	28,308,612	25,147,438	22,012,683	18,904,347	15,804,153	12,728,423	9,679,292
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	10,854,461	10,416,574	9,982,142	9,551,164	9,123,639	8,699,568	8,278,949	7,861,785	7,448,074	7,037,817	6,631,013
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	34,887,772	32,377,553	29,878,271	27,389,927	24,911,785	22,434,601	19,968,402	17,513,190	15,068,963	12,635,723	10,213,468
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	36,789,577	34,279,358	31,780,076	29,291,731	26,814,324	24,347,855	21,892,322	19,444,012	16,999,785	14,566,545	12,144,291
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	28,163,301	26,558,131	24,959,930	23,368,700	21,784,438	20,207,146	18,636,827	17,073,475	15,517,094	13,967,682	12,425,239
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	47,794,366	43,485,825	39,196,197	34,925,483	30,673,682	26,440,796	22,226,823	18,031,766	13,855,621	9,698,390	5,527,606
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	74,911,978	70,191,701	65,491,918	60,812,628	56,153,831	51,508,100	46,871,175	42,254,829	37,644,892	33,045,076	28,442,057
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,560,145	6,400,203	6,240,952	6,082,389	5,924,516	5,767,333	5,610,839	5,455,036	5,299,922	5,145,498	4,991,763
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	56,482,236	53,329,593	50,190,703	47,065,568	43,954,188	40,856,561	37,772,689	34,702,571	31,646,206	28,603,596	25,574,741
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	36,937,359	34,938,702	32,948,664	30,967,243	28,994,441	27,030,258	25,074,690	23,127,741	21,189,411	19,259,697	17,338,603
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	51,207,459	47,064,413	42,939,476	38,832,649	34,743,931	30,673,323	26,620,826	22,586,438	18,548,777	14,520,501	10,503,784
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	169,452,167	156,140,017	142,807,395	129,502,968	116,188,190	102,826,390	89,408,507	76,032,494	62,716,522	49,460,594	36,264,707
35	High density mixed use flatted scheme (30 flats)	30	£487,095	5,744,228	5,372,424	5,002,236	4,633,660	4,265,801	3,899,474	3,534,765	3,171,673	2,810,201	2,450,347	2,092,112
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	11,003,988	10,392,177	9,783,005	9,176,470	8,572,573	7,971,315	7,372,694	6,776,712	6,183,368	5,592,662	5,004,593
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	40,893,028	37,510,676	34,143,111	30,789,674	27,432,289	24,089,775	20,762,132	17,449,363	14,137,887	10,828,394	7,533,893
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	42,617,915	39,235,564	35,867,998	32,515,216	29,177,218	25,840,981	22,513,339	19,200,569	15,902,671	12,606,320	9,311,820
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	18,806,661	17,614,470	16,427,454	15,245,615	14,068,951	12,896,066	11,726,721	10,562,566	9,403,600	8,249,824	7,101,238
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	41,131,608	37,967,228	34,816,655	31,679,889	28,556,930	25,447,778	22,352,433	19,259,832	16,172,878	13,099,817	10,040,653
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	8,608,003	8,008,045	7,410,695	6,815,954	6,223,821	5,634,297	5,047,381	4,463,075	3,881,376	3,302,287	2,725,805
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	10,050,256	9,350,300	8,653,387	7,959,519	7,268,692	6,580,910	5,896,170	5,214,475	4,535,822	3,860,214	3,187,648
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	6,459,768	5,981,986	5,506,287	5,032,669	4,561,131	4,091,675	3,624,300	3,159,007	2,695,794	2,234,663	1,775,613
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	7,760,823	7,187,481	6,616,635	6,048,289	5,482,438	4,919,086	4,358,231	3,799,873	3,244,013	2,690,650	2,139,785
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	9,061,878	8,392,974	7,728,985	7,063,909	6,403,746	5,746,497	5,092,161	4,440,740	3,792,232	3,146,638	2,503,958

BENCHMARK LAND VALUE 4 (CLEARED LAND) £500,000 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£25,000	742,212	708,076	674,086	640,242	606,544	572,992	539,585	506,325	473,211	440,242	407,419
2	Low density housing scheme (4 houses)	4	£50,000	1,485,302	1,417,030	1,349,050	1,281,363	1,213,966	1,146,882	1,080,049	1,013,529	947,300	881,363	815,718
3	Low density housing scheme (9 houses)	9	£113,500	3,342,722	3,189,110	3,036,155	2,883,857	2,732,216	2,581,231	2,430,902	2,281,231	2,132,216	1,983,858	1,836,157
4	Medium density flatted sheme (5 flats)	5	£16,667	1,263,346	1,193,335	1,123,625	1,054,217	985,111	916,307	847,805	779,604	711,706	644,109	576,815
5	Medium density flatted scheme (7 flats)	7	£20,000	1,771,774	1,673,751	1,576,150	1,478,972	1,382,217	1,285,883	1,189,973	1,094,486	999,421	904,779	810,559
6	Medium density flatted scheme (9 flats)	9	£30,000	2,274,419	2,148,398	2,022,921	1,897,986	1,773,595	1,649,748	1,526,444	1,403,683	1,281,466	1,159,792	1,038,661
7	Medium density flatted scheme (30 flats)	30	£75,000	7,109,172	6,715,670	6,323,863	5,933,753	5,545,340	5,158,625	4,773,605	4,390,282	4,008,656	3,628,727	3,250,494
8	Medium density flatted scheme (75 flats)	75	£190,000	16,229,390	15,329,147	14,432,785	13,540,306	12,651,708	11,766,991	10,886,157	10,009,205	9,136,134	8,266,945	7,401,638
9	Medium density flatted scheme (250 flats)	250	£735,000	38,585,850	36,202,237	33,828,944	31,465,972	29,113,319	26,769,355	24,432,311	22,105,610	19,789,252	17,483,237	15,187,565
10	Medium density flatted scheme (600 flats)	600	£1,245,000	59,119,792	54,251,837	49,393,983	44,544,052	39,715,506	34,889,016	30,072,813	25,278,134	20,495,891	15,705,006	10,932,347
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	28,903,117	26,931,433	24,968,342	23,013,844	21,067,939	19,130,626	17,201,906	15,281,779	13,370,245	11,467,303	9,572,953
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	40,150,526	36,944,971	33,753,425	30,575,885	27,412,353	24,252,791	21,098,774	17,958,848	14,833,013	11,701,227	8,579,113
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	22,475,372	21,521,642	20,572,051	19,626,601	18,685,291	17,748,123	16,815,095	15,886,207	14,957,034	14,030,326	13,107,786
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,778,883	7,658,727	7,539,287	7,420,366	7,301,961	7,184,074	7,066,704	6,949,851	6,833,515	6,717,698	6,602,396
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	7,660,459	7,260,575	6,862,416	6,465,980	6,071,270	5,678,283	5,287,020	4,897,482	4,509,667	4,123,578	3,739,213
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	17,063,847	16,123,270	15,188,775	14,254,362	13,326,031	12,401,784	11,481,617	10,565,534	9,653,533	8,745,615	7,841,778
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	25,207,896	23,550,945	21,900,472	20,257,199	18,621,125	16,992,251	15,370,578	13,756,103	12,148,828	10,548,753	8,955,877
18	High density mixed use flatted scheme (300 flats)	300	£378,000	34,260,945	31,617,497	28,985,581	26,365,199	23,756,350	21,159,035	18,565,060	15,975,658	13,397,859	10,831,662	8,262,034
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	9,541,003	8,933,352	8,328,339	7,725,964	7,126,228	6,529,129	5,934,667	5,342,845	4,753,660	4,167,114	3,583,204
20	High density mixed use flatted scheme (150 flats)	150	£241,000	26,053,079	24,399,403	22,752,968	21,113,595	19,479,141	17,850,251	16,228,562	14,614,071	13,006,780	11,406,689	9,813,798
21	High density mixed use flatted scheme (480 flats)	480	£780,000	48,105,971	44,106,453	40,124,415	36,150,857	32,212,780	28,283,184	24,371,067	20,476,432	16,599,278	12,739,604	8,896,897
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	19,594,239	18,424,684	17,260,206	16,100,806	14,946,485	13,797,241	12,653,076	11,513,990	10,379,981	9,251,052	8,127,200
23	High density mixed use flatted scheme (450 flats)	450	£510,000	41,217,486	37,950,640	34,710,212	31,496,203	28,308,612	25,147,438	22,012,683	18,904,347	15,804,153	12,728,423	9,679,292
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	10,854,461	10,416,574	9,982,142	9,551,164	9,123,639	8,699,568	8,278,949	7,861,785	7,448,074	7,037,817	6,631,013
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	34,887,772	32,377,553	29,878,271	27,389,927	24,911,785	22,434,601	19,968,402	17,513,190	15,068,963	12,635,723	10,213,468
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	36,789,577	34,279,358	31,780,076	29,291,731	26,814,324	24,347,855	21,892,322	19,444,012	16,999,785	14,566,545	12,144,291
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	28,163,301	26,558,131	24,959,930	23,368,700	21,784,438	20,207,146	18,636,827	17,073,475	15,517,094	13,967,682	12,425,239
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	47,794,366	43,485,825	39,196,197	34,925,483	30,673,682	26,440,796	22,226,823	18,031,766	13,855,621	9,698,390	5,527,606
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	74,911,978	70,191,701	65,491,918	60,812,628	56,153,831	51,508,100	46,871,175	42,254,829	37,644,892	33,045,076	28,442,057
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,560,145	6,400,203	6,240,952	6,082,389	5,924,516	5,767,333	5,610,839	5,455,036	5,299,922	5,145,498	4,991,763
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	56,482,236	53,329,593	50,190,703	47,065,568	43,954,188	40,856,561	37,772,689	34,702,571	31,646,206	28,603,596	25,574,741
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	36,937,359	34,938,702	32,948,664	30,967,243	28,994,441	27,030,258	25,074,690	23,127,741	21,189,411	19,259,697	17,338,603
33	High density mixed use flatted scheme (500 flats)	500	£710,000	51,207,459	47,064,413	42,939,476	38,832,649	34,743,931	30,673,323	26,620,826	22,586,438	18,548,777	14,520,501	10,503,784
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	169,452,167	156,140,017	142,807,395	129,502,968	116,188,190	102,826,390	89,408,507	76,032,494	62,716,522	49,460,594	36,264,707
35	High density mixed use flatted scheme (30 flats)	30	£40,000	5,744,228	5,372,424	5,002,236	4,633,660	4,265,801	3,899,474	3,534,765	3,171,673	2,810,201	2,450,347	2,092,112
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	11,003,988	10,392,177	9,783,005	9,176,470	8,572,573	7,971,315	7,372,694	6,776,712	6,183,368	5,592,662	5,004,593
37	High density mixed use flatted scheme (400 flats)	400	£530,000	40,893,028	37,510,676	34,143,111	30,789,674	27,432,289	24,089,775	20,762,132	17,449,363	14,137,887	10,828,394	7,533,893
38	High density mixed use flatted scheme (400 flats)	400	£565,000	42,617,915	39,235,564	35,867,998	32,515,216	29,177,218	25,840,981	22,513,339	19,200,569	15,902,671	12,606,320	9,311,820
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	18,806,661	17,614,470	16,427,454	15,245,615	14,068,951	12,896,066	11,726,721	10,562,566	9,403,600	8,249,824	7,101,238
40	High density mixed use flatted scheme (350 flats)	350	£465,000	41,131,608	37,967,228	34,816,655	31,679,889	28,556,930	25,447,778	22,352,433	19,259,832	16,172,878	13,099,817	10,040,653
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£100,000	8,608,003	8,008,045	7,410,695	6,815,954	6,223,821	5,634,297	5,047,381	4,463,075	3,881,376	3,302,287	2,725,805
44	High density retirement flatted scheme (70 flats)	70	£100,000	10,050,256	9,350,300	8,653,387	7,959,519	7,268,692	6,580,910	5,896,170	5,214,475	4,535,822	3,860,214	3,187,648
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	6,459,768	5,981,986	5,506,287	5,032,669	4,561,131	4,091,675	3,624,300	3,159,007	2,695,794	2,234,663	1,775,613
47	High density extracare flatted scheme (60 flats)	60	£100,000	7,760,823	7,187,481	6,616,635	6,048,289	5,482,438	4,919,086	4,358,231	3,799,873	3,244,013	2,690,650	2,139,785
48	High density extracare flatted scheme (70 flats)	70	£100,000	9,061,878	8,392,974	7,728,985	7,063,909	6,403,746	5,746,497	5,092,161	4,440,740	3,792,232	3,146,638	2,503,958

Table 6.3.5: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £11,135 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY   Sales value £11,135 psm   AH tenure   Rented 50%   SO 50%   Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)   £15,437,665 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£771,878	832,694	793,841	755,155	716,634	678,280	640,092	602,070	564,215	526,526	489,003	451,645
2	Low density housing scheme (4 houses)	4	£1,543,757	1,666,267	1,588,561	1,511,188	1,434,148	1,357,439	1,281,063	1,205,020	1,129,309	1,053,930	978,884	904,170
3	Low density housing scheme (9 houses)	9	£3,504,327	3,749,092	3,575,054	3,400,964	3,227,622	3,055,029	2,883,183	2,712,086	2,541,735	2,372,134	2,203,280	2,035,175
4	Medium density flatted sheme (5 flats)	5	£514,586	1,455,621	1,375,586	1,295,896	1,216,551	1,137,551	1,058,896	980,585	902,621	825,000	747,725	670,795
5	Medium density flatted scheme (7 flats)	7	£617,503	2,040,958	1,928,902	1,817,329	1,706,238	1,595,632	1,485,507	1,375,867	1,266,708	1,158,033	1,049,841	942,133
6	Medium density flatted scheme (9 flats)	9	£926,254	2,620,514	2,476,451	2,333,008	2,190,187	2,047,986	1,906,407	1,765,449	1,625,112	1,485,395	1,346,301	1,207,828
7	Medium density flatted scheme (30 flats)	30	£2,315,635	8,208,359	7,757,554	7,308,693	6,861,774	6,416,800	5,973,769	5,532,680	5,093,535	4,656,334	4,221,075	3,787,759
8	Medium density flatted scheme (75 flats)	75	£5,866,275	18,817,751	17,782,573	16,751,858	15,725,606	14,703,816	13,686,489	12,673,624	11,665,221	10,661,281	9,661,804	8,666,788
9	Medium density flatted scheme (250 flats)	250	£22,693,221	45,828,471	43,067,293	40,318,060	37,580,771	34,855,428	32,142,029	29,440,576	26,751,067	24,073,504	21,407,885	18,754,211
10	Medium density flatted scheme (600 flats)	600	£38,439,538	73,841,482	68,227,516	62,638,031	57,073,027	51,513,160	45,971,803	40,453,661	34,929,525	29,420,531	23,907,269	18,418,926
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	34,909,207	32,629,964	30,360,635	28,101,220	25,851,721	23,607,822	21,371,142	19,144,410	16,927,624	14,720,786	12,523,894
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	50,385,262	46,660,499	42,951,974	39,259,688	35,583,025	31,905,495	28,244,284	24,599,393	20,970,819	17,338,416	13,718,424
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	25,236,290	24,138,629	23,045,729	21,957,588	20,874,207	19,795,587	18,720,755	17,646,148	16,576,326	15,511,286	14,451,031
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,113,797	7,976,371	7,839,538	7,703,296	7,567,647	7,432,591	7,298,127	7,164,255	7,030,976	6,898,289	6,766,195
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	8,777,508	8,319,391	7,863,250	7,409,082	6,956,890	6,506,672	6,058,431	5,612,163	5,167,869	4,725,551	4,285,208
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	19,737,012	18,657,081	17,581,831	16,511,263	15,445,376	14,384,171	13,327,649	12,275,809	11,228,650	10,186,174	9,148,380
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	30,106,999	28,197,943	26,297,168	24,404,673	22,520,459	20,644,526	18,776,873	16,917,500	15,062,635	13,213,643	11,372,957
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	42,271,744	39,210,685	36,162,956	33,128,557	30,107,488	27,099,749	24,105,341	21,124,263	18,156,515	15,196,812	12,236,301
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	11,297,324	10,598,114	9,901,936	9,208,791	8,518,677	7,831,595	7,147,545	6,466,527	5,788,542	5,113,589	4,441,667
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	30,952,182	29,043,111	27,142,320	25,249,810	23,365,580	21,489,631	19,621,963	17,762,574	15,911,467	14,068,640	12,230,878
21	High density mixed use flatted scheme (480 flats)	480	£23,485,099	60,174,919	55,612,101	51,052,165	46,494,691	41,927,820	37,370,419	32,833,246	28,316,304	23,819,590	19,343,105	14,886,850
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	23,012,407	21,664,658	20,322,755	18,986,697	17,656,483	16,332,115	15,013,591	13,700,912	12,394,079	11,093,090	9,797,946
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	50,065,774	47,190,593	43,437,317	39,703,181	35,999,615	32,326,619	28,684,192	25,072,334	21,491,047	17,940,329	14,415,890
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	12,057,912	11,555,000	11,056,054	10,561,071	10,070,053	9,582,999	9,099,910	8,620,785	8,145,624	7,674,428	7,207,196
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	42,501,168	39,594,055	36,699,588	33,817,765	30,948,588	28,092,056	25,248,168	22,416,926	19,598,330	16,781,381	13,973,620
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	44,402,973	41,495,860	38,601,392	35,719,569	32,850,392	29,993,860	27,149,973	24,318,731	21,500,134	18,694,182	15,900,875
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	32,863,507	31,013,310	29,171,138	27,336,990	25,510,865	23,692,765	21,882,689	20,080,637	18,286,610	16,500,606	14,722,627
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	61,190,332	56,270,419	51,346,495	46,404,379	41,452,952	36,523,488	31,615,987	26,730,452	21,866,879	17,025,269	12,205,624
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	88,647,233	83,227,879	77,828,919	72,453,473	67,101,540	61,773,120	56,462,219	51,161,531	45,884,443	40,618,872	35,363,583
30	Intensification scheme (industrial with 12 flats)	12	£8,020,851	7,006,964	6,823,729	6,641,285	6,459,630	6,278,765	6,098,689	5,919,404	5,740,908	5,563,203	5,386,287	5,210,161
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	65,992,086	62,343,685	58,711,172	55,094,545	51,493,807	47,908,955	44,339,991	40,786,914	37,249,725	33,728,422	30,223,007
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	42,816,282	40,511,153	38,215,958	35,930,702	33,655,381	31,389,998	29,134,550	26,889,040	24,653,466	22,427,829	20,212,128
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	63,917,229	59,111,610	54,326,952	49,563,254	44,820,517	40,098,740	35,397,924	30,718,069	26,059,175	21,421,242	16,797,202
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	209,621,512	194,369,992	179,112,085	163,921,000	148,718,512	133,543,743	118,353,541	103,104,248	87,751,702	72,357,091	57,032,051
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	6,808,543	6,381,257	5,955,822	5,532,240	5,110,511	4,690,635	4,272,611	3,856,440	3,442,122	3,029,239	2,617,172
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	12,760,308	12,056,939	11,356,602	10,659,296	9,965,023	9,273,781	8,585,572	7,900,395	7,218,250	6,539,137	5,863,054
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	51,210,848	47,306,995	43,404,239	39,517,241	35,647,347	31,794,555	27,958,867	24,136,374	20,310,824	16,500,889	12,705,061
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	52,954,430	49,033,226	45,129,126	41,242,129	37,372,234	33,519,442	29,683,754	25,865,168	22,061,230	18,252,096	14,460,179
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	22,257,809	20,885,705	19,519,553	18,159,349	16,805,096	15,456,793	14,114,439	12,778,036	11,447,582	10,123,078	8,803,844
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	50,667,079	47,018,678	43,388,165	39,769,539	36,168,800	32,571,456	28,986,116	25,416,738	21,863,322	18,325,868	14,789,171
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	10,376,991	9,686,654	8,999,316	8,314,973	7,633,124	6,952,527	6,274,939	5,600,357	4,928,783	4,260,217	3,594,657
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	12,113,960	11,308,564	10,506,663	9,708,260	8,912,878	8,118,845	7,328,321	6,541,304	5,757,797	4,977,798	4,201,308
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	7,888,149	7,335,932	6,786,089	6,238,646	5,693,606	5,150,967	4,610,730	4,072,894	3,537,460	3,004,428	2,473,797
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	9,474,744	8,812,216	8,152,398	7,495,462	6,841,408	6,190,236	5,541,946	4,896,539	4,254,012	3,614,369	2,977,607
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	11,061,339	10,288,498	9,518,707	8,752,278	7,989,210	7,229,505	6,473,163	5,720,183	4,970,565	4,224,310	3,481,416

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)   £9,171,614 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£458,581	832,694	793,841	755,155	716,634	678,280	640,092	602,070	564,215	526,526	489,003	451,645
2	Low density housing scheme (4 houses)	4	£917,161	1,666,267	1,588,561	1,511,188	1,434,148	1,357,439	1,281,063	1,205,020	1,129,309	1,053,930	978,884	904,170
3	Low density housing scheme (9 houses)	9	£2,081,956	3,749,092	3,575,054	3,400,964	3,227,622	3,055,029	2,883,183	2,712,086	2,541,735	2,372,134	2,203,280	2,035,175
4	Medium density flatted sheme (5 flats)	5	£305,720	1,455,621	1,375,586	1,295,896	1,216,551	1,137,551	1,058,896	980,585	902,621	825,000	747,725	670,795
5	Medium density flatted scheme (7 flats)	7	£366,865	2,040,958	1,928,902	1,817,329	1,706,238	1,595,632	1,485,507	1,375,867	1,266,708	1,158,033	1,049,841	942,133
6	Medium density flatted scheme (9 flats)	9	£550,297	2,620,514	2,476,451	2,333,008	2,190,187	2,047,986	1,906,407	1,765,449	1,625,112	1,485,395	1,346,301	1,207,828
7	Medium density flatted scheme (30 flats)	30	£1,375,742	8,208,359	7,757,554	7,308,693	6,861,774	6,416,800	5,973,769	5,532,680	5,093,535	4,656,334	4,221,075	3,787,759
8	Medium density flatted scheme (75 flats)	75	£3,485,213	18,817,751	17,782,573	16,751,858	15,725,606	14,703,816	13,686,489	12,673,624	11,665,221	10,661,281	9,661,804	8,666,788
9	Medium density flatted scheme (250 flats)	250	£13,482,272	45,828,471	43,067,293	40,318,060	37,580,771	34,855,428	32,142,029	29,440,576	26,751,067	24,073,504	21,407,885	18,754,211
10	Medium density flatted scheme (600 flats)	600	£22,837,319	73,841,482	68,227,516	62,638,031	57,073,027	51,513,160	45,971,803	40,453,661	34,929,525	29,420,531	23,907,269	18,418,926
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	34,909,207	32,629,964	30,360,635	28,101,220	25,851,721	23,607,822	21,371,142	19,144,410	16,927,624	14,720,786	12,523,894
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	50,385,262	46,660,499	42,951,974	39,259,688	35,583,025	31,905,495	28,244,284	24,599,393	20,970,819	17,338,416	13,718,424
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	25,236,290	24,138,629	23,045,729	21,957,588	20,874,207	19,795,587	18,720,755	17,646,148	16,576,326	15,511,286	14,451,031
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,113,797	7,976,371	7,839,538	7,703,296	7,567,647	7,432,591	7,298,127	7,164,255	7,030,976	6,898,289	6,766,195
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	8,777,508	8,319,391	7,863,250	7,409,082	6,956,890	6,506,672	6,058,431	5,612,163	5,167,869	4,725,551	4,285,208
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	19,737,012	18,657,081	17,581,831	16,511,263	15,445,376	14,384,171	13,327,649	12,275,809	11,228,650	10,186,174	9,148,380
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	30,106,999	28,197,943	26,297,168	24,404,673	22,520,459	20,644,526	18,776,873	16,917,500	15,062,635	13,213,643	11,372,957
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	42,271,744	39,210,685	36,162,956	33,128,557	30,107,488	27,099,749	24,105,341	21,124,263	18,156,515	15,196,812	12,236,301
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	11,297,324	10,598,114	9,901,936	9,208,791	8,518,677	7,831,595	7,147,545	6,466,527	5,788,542	5,113,589	4,441,667
20	High density mixed use flatted scheme (150 flats)	150	£4,420,716	30,952,182	29,043,111	27,142,320	25,249,810	23,365,580	21,489,631	19,621,963	17,762,574	15,911,467	14,068,640	12,230,878
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	60,174,919	55,612,101	51,052,165	46,494,691	41,927,820	37,370,419	32,833,246	28,316,304	23,819,590	19,343,105	14,886,850
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	23,012,407	21,664,658	20,322,755	18,986,697	17,656,483	16,332,115	15,013,591	13,700,912	12,394,079	11,093,090	9,797,946
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	50,065,774	47,190,593	43,437,317	39,703,181	35,999,615	32,326,619	28,684,192	25,072,334	21,491,047	17,940,329	14,415,890
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	12,057,912	11,555,000	11,056,054	10,561,071	10,070,053	9,582,999	9,099,910	8,620,785	8,145,624	7,674,428	7,207,196
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	42,501,168	39,594,055	36,699,588	33,817,765	30,948,588	28,092,056	25,248,168	22,416,926	19,598,330	16,781,381	13,973,620
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	44,402,973	41,495,860	38,601,392	35,719,569	32,850,392	29,993,860	27,149,973	24,318,731	21,500,134	18,694,182	15,900,875
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	32,863,507	31,013,310	29,171,138	27,336,990	25,510,865	23,692,765	21,882,689	20,080,637	18,286,610	16,500,606	14,722,627
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	61,190,332	56,270,419	51,346,495	46,404,379	41,452,952	36,523,488	31,615,987	26,730,452	21,866,879	17,025,269	12,205,624
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	88,647,233	83,227,879	77,828,919	72,453,473	67,101,540	61,773,120	56,462,219	51,161,531	45,884,443	40,618,872	35,363,583
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,006,964	6,823,729	6,641,285	6,459,630	6,278,765	6,098,689	5,919,404	5,740,908	5,563,203	5,386,287	5,210,161
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	65,992,086	62,343,685	58,711,172	55,094,545	51,493,807	47,908,955	44,339,991	40,786,914	37,249,725	33,728,422	30,223,007
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	42,816,282	40,511,153	38,215,958	35,930,702	33,655,381	31,389,998	29,134,550	26,889,040	24,653,466	22,427,829	20,212,128
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	63,917,229	59,111,610	54,326,952	49,563,254	44,820,517	40,098,740	35,397,924	30,718,069	26,059,175	21,421,242	16,797,202
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	209,621,512	194,369,992	179,112,085	163,921,000	148,718,512	133,543,743	118,353,541	103,104,248	87,751,702	72,357,091	57,032,051
35	High density mixed use flatted scheme (30 flats)	30	£733,729	6,808,543	6,381,257	5,955,822	5,532,240	5,110,511	4,690,635	4,272,611	3,856,440	3,442,122	3,029,239	2,617,172
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	12,760,308	12,056,939	11,356,602	10,659,296	9,965,023	9,273,781	8,585,572	7,900,395	7,218,250	6,539,137	5,863,054
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	51,210,848	47,306,995	43,404,239	39,517,241	35,647,347	31,794,555	27,958,867	24,136,374	20,310,824	16,500,889	12,705,061
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	52,954,430	49,033,226	45,129,126	41,242,129	37,372,234	33,519,442	29,683,754	25,865,168	22,061,230	18,252,096	14,460,179
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	22,257,809	20,885,705	19,519,553	18,159,349	16,805,096	15,456,793	14,114,439	12,778,036	11,447,582	10,123,078	8,803,844
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	50,667,079	47,018,678	43,388,165	39,769,539	36,168,800	32,571,456	28,986,116	25,416,738	21,863,322	18,325,868	14,789,171
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	10,376,991	9,686,654	8,999,316	8,314,973	7,633,124	6,952,527	6,274,939	5,600,357	4,928,783	4,260,217	3,594,657
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	12,113,960	11,308,564	10,506,663	9,708,260	8,912,878	8,118,845	7,328,321	6,541,304	5,757,797	4,977,798	4,201,308
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	7,888,149	7,335,932	6,786,089	6,238,646	5,693,606	5,150,967	4,610,730	4,072,894	3,537,460	3,004,428	2,473,797
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	9,474,744	8,812,216	8,152,398	7,495,462	6,841,408	6,190,236	5,541,946	4,896,539	4,254,012	3,614,369	2,977,607
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	11,061,339	10,288,498	9,518,707	8,752,278	7,989,210	7,229,505	6,473,163	5,720,183	4,970,565	4,224,310	3,481,416

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)   £6,088,685 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£304,434	832,694	793,841	755,155	716,634	678,280	640,092	602,070	564,215	526,526	489,003	451,645
2	Low density housing scheme (4 houses)	4	£608,869	1,666,267	1,588,561	1,511,188	1,434,148	1,357,439	1,281,063	1,205,020	1,129,309	1,053,930	978,884	904,170
3	Low density housing scheme (9 houses)	9	£1,382,131	3,749,092	3,575,054	3,400,964	3,227,622	3,055,029	2,883,183	2,712,086	2,541,735	2,372,134	2,203,280	2,035,175
4	Medium density flatted sheme (5 flats)	5	£202,956	1,455,621	1,375,586	1,295,896	1,216,551	1,137,551	1,058,896	980,585	902,621	825,000	747,725	670,795
5	Medium density flatted scheme (7 flats)	7	£243,547	2,040,958	1,928,902	1,817,329	1,706,238	1,595,632	1,485,507	1,375,867	1,266,708	1,158,033	1,049,841	942,133
6	Medium density flatted scheme (9 flats)	9	£365,321	2,620,514	2,476,451	2,333,008	2,190,187	2,047,986	1,906,407	1,765,449	1,625,112	1,485,395	1,346,301	1,207,828
7	Medium density flatted scheme (30 flats)	30	£913,303	8,208,359	7,757,554	7,308,693	6,861,774	6,416,800	5,973,769	5,532,680	5,093,535	4,656,334	4,221,075	3,787,759
8	Medium density flatted scheme (75 flats)	75	£2,313,700	18,817,751	17,782,573	16,751,858	15,725,606	14,703,816	13,686,489	12,673,624	11,665,221	10,661,281	9,661,804	8,666,788
9	Medium density flatted scheme (250 flats)	250	£8,950,367	45,828,471	43,067,293	40,318,060	37,580,771	34,855,428	32,142,029	29,440,576	26,751,067	24,073,504	21,407,885	18,754,211
10	Medium density flatted scheme (600 flats)	600	£15,160,826	73,841,482	68,227,516	62,638,031	57,073,027	51,513,160	45,971,803	40,453,661	34,929,525	29,420,531	23,907,269	18,418,926
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	34,909,207	32,629,964	30,360,635	28,101,220	25,851,721	23,607,822	21,371,142	19,144,410	16,927,624	14,720,786	12,523,894
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	50,385,262	46,660,499	42,951,974	39,259,688	35,583,025	31,905,495	28,244,284	24,599,393	20,970,819	17,338,416	13,718,424
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	25,236,290	24,138,629	23,045,729	21,957,588	20,874,207	19,795,587	18,720,755	17,646,148	16,576,326	15,511,286	14,451,031
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,113,797	7,976,371	7,839,538	7,703,296	7,567,647	7,432,591	7,298,127	7,164,255	7,030,976	6,898,289	6,766,195
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	8,777,508	8,319,391	7,863,250	7,409,082	6,956,890	6,506,672	6,058,431	5,612,163	5,167,869	4,725,551	4,285,208
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	19,737,012	18,657,081	17,581,831	16,511,263	15,445,376	14,384,171	13,327,649	12,275,809	11,228,650	10,186,174	9,148,380
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	30,106,999	28,197,943	26,297,168	24,404,673	22,520,459	20,644,526	18,776,873	16,917,500	15,062,635	13,213,643	11,372,957
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	42,271,744	39,210,685	36,162,956	33,128,557	30,107,488	27,099,749	24,105,341	21,124,263	18,156,515	15,196,812	12,236,301
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	11,297,324	10,598,114	9,901,936	9,208,791	8,518,677	7,831,595	7,147,545	6,466,527	5,788,542	5,113,589	4,441,667
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	30,952,182	29,043,111	27,142,320	25,249,810	23,365,580	21,489,631	19,621,963	17,762,574	15,911,467	14,068,640	12,230,878
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	60,174,919	55,612,101	51,052,165	46,494,691	41,927,820	37,370,419	32,833,246	28,316,304	23,819,590	19,343,105	14,886,850
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	23,012,407	21,664,658	20,322,755	18,986,697	17,656,483	16,332,115	15,013,591	13,700,912	12,394,079	11,093,090	9,797,946
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	50,065,774	47,190,593	43,437,317	39,703,181	35,999,615	32,326,619	28,684,192	25,072,334	21,491,047	17,940,329	14,415,890
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	12,057,912	11,555,000	11,056,054	10,561,071	10,070,053	9,582,999	9,099,910	8,620,785	8,145,624	7,674,428	7,207,196
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	42,501,168	39,594,055	36,699,588	33,817,765	30,948,588	28,092,056	25,248,168	22,416,926	19,598,330	16,781,381	13,973,620
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	44,402,973	41,495,860	38,601,392	35,719,569	32,850,392	29,993,860	27,149,973	24,318,731	21,500,134	18,694,182	15,900,875
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	32,863,507	31,013,310	29,171,138	27,336,990	25,510,865	23,692,765	21,882,689	20,080,637	18,286,610	16,500,606	14,722,627
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	61,190,332	56,270,419	51,346,495	46,404,379	41,452,952	36,523,488	31,615,987	26,730,452	21,866,879	17,025,269	12,205,624
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	88,647,233	83,227,879	77,828,919	72,453,473	67,101,540	61,773,120	56,462,219	51,161,531	45,884,443	40,618,872	35,363,583
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,006,964	6,823,729	6,641,285	6,459,630	6,278,765	6,098,689	5,919,404	5,740,908	5,563,203	5,386,287	5,210,161
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	65,992,086	62,343,685	58,711,172	55,094,545	51,493,807	47,908,955	44,339,991	40,786,914	37,249,725	33,728,422	30,223,007
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	42,816,282	40,511,153	38,215,958	35,930,702	33,655,381	31,389,998	29,134,550	26,889,040	24,653,466	22,427,829	20,212,128
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	63,917,229	59,111,610	54,326,952	49,563,254	44,820,517	40,098,740	35,397,924	30,718,069	26,059,175	21,421,242	16,797,202
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	209,621,512	194,369,992	179,112,085	163,921,000	148,718,512	133,543,743	118,353,541	103,104,248	87,751,702	72,357,091	57,032,051
35	High density mixed use flatted scheme (30 flats)	30	£487,095	6,808,543	6,381,257	5,955,822	5,532,240	5,110,511	4,690,635	4,272,611	3,856,440	3,442,122	3,029,239	2,617,172
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	12,760,308	12,056,939	11,356,602	10,659,296	9,965,023	9,273,781	8,585,572	7,900,395	7,218,250	6,539,137	5,863,054
37	High density mixed use flatted scheme (400 flats)	400	£8,454,006	51,210,848	47,306,995	43,404,239	39,517,241	35,647,347	31,794,555	27,958,867	24,136,374	20,310,824	16,500,889	12,705,061
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	52,954,430	49,033,226	45,129,126	41,242,129	37,372,234	33,519,442	29,683,754	25,865,168	22,061,230	18,252,096	14,460,179
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	22,257,809	20,885,705	19,519,553	18,159,349	16,805,096	15,456,793	14,114,439	12,778,036	11,447,582	10,123,078	8,803,844
40	High density mixed use flatted scheme (350 flats)	350	£5,682,477	50,667,079	47,018,678	43,388,165	39,769,539	36,168,800	32,571,456	28,986,116	25,416,738	21,863,322	18,325,868	14,789,171
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	10,376,991	9,686,654	8,999,316	8,314,973	7,633,124	6,952,527	6,274,939	5,600,357	4,928,783	4,260,217	3,594,657
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	12,113,960	11,308,564	10,506,663	9,708,260	8,912,878	8,118,845	7,328,321	6,541,304	5,757,797	4,977,798	4,201,308
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	7,888,149	7,335,932	6,786,089	6,238,646	5,693,606	5,150,967	4,610,730	4,072,894	3,537,460	3,004,428	2,473,797
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	9,474,744	8,812,216	8,152,398	7,495,462	6,841,408	6,190,236	5,541,946	4,896,539	4,254,012	3,614,369	2,977,607
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	11,061,339	10,288,498	9,518,707	8,752,278	7,989,210	7,229,505	6,473,163	5,720,183	4,970,565	4,224,310	3,481,416

BENCHMARK LAND VALUE 4 (CLEARED LAND)   £500,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£25,000	832,694	793,841	755,155	716,634	678,280	640,092	602,070	564,215	526,526	489,003	451,645
2	Low density housing scheme (4 houses)	4	£50,000	1,666,267	1,588,561	1,511,188	1,434,148	1,357,439	1,281,063	1,205,020	1,129,309	1,053,930	978,884	904,170
3	Low density housing scheme (9 houses)	9	£113,500	3,749,092	3,575,054	3,400,964	3,227,622	3,055,029	2,883,183	2,712,086	2,541,735	2,372,134	2,203,280	2,035,175
4	Medium density flatted sheme (5 flats)	5	£16,667	1,455,621	1,375,586	1,295,896	1,216,551	1,137,551	1,058,896	980,585	902,621	825,000	747,725	670,795
5	Medium density flatted scheme (7 flats)	7	£20,000	2,040,958	1,928,902	1,817,329	1,706,238	1,595,632	1,485,507	1,375,867	1,266,708	1,158,033	1,049,841	942,133
6	Medium density flatted scheme (9 flats)	9	£30,000	2,620,514	2,476,451	2,333,008	2,190,187	2,047,986	1,906,407	1,765,449	1,625,112	1,485,395	1,346,301	1,207,828
7	Medium density flatted scheme (30 flats)	30	£75,000	8,208,359	7,757,554	7,308,693	6,861,774	6,416,800	5,973,769	5,532,680	5,093,535	4,656,334	4,221,075	3,787,759
8	Medium density flatted scheme (75 flats)	75	£190,000	18,817,751	17,782,573	16,751,858	15,725,606	14,703,816	13,686,489	12,673,624	11,665,221	10,661,281	9,661,804	8,666,788
9	Medium density flatted scheme (250 flats)	250	£735,000	45,828,471	43,067,293	40,318,060	37,580,771	34,855,428	32,142,029	29,440,576	26,751,067	24,073,504	21,407,885	18,754,211
10	Medium density flatted scheme (600 flats)	600	£1,245,000	73,841,482	68,227,516	62,638,031	57,073,027	51,513,160	45,971,803	40,453,661	34,929,525	29,420,531	23,907,269	18,418,926
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	34,909,207	32,629,964	30,360,635	28,101,220	25,851,721	23,607,822	21,371,142	19,144,410	16,927,624	14,720,786	12,523,894
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	50,385,262	46,660,499	42,951,974	39,259,688	35,583,025	31,905,495	28,244,284	24,599,393	20,970,819	17,338,416	13,718,424
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	25,236,290	24,138,629	23,045,729	21,957,588	20,874,207	19,795,587	18,720,755	17,646,148	16,576,326	15,511,286	14,451,031
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,113,797	7,976,371	7,839,538	7,703,296	7,567,647	7,432,591	7,298,127	7,164,255	7,030,976	6,898,289	6,766,195
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	8,777,508	8,319,391	7,863,250	7,409,082	6,956,890	6,506,672	6,058,431	5,612,163	5,167,869	4,725,551	4,285,208
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	19,737,012	18,657,081	17,581,831	16,511,263	15,445,376	14,384,171	13,327,649	12,275,809	11,228,650	10,186,174	9,148,380
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	30,106,999	28,197,943	26,297,168	24,404,673	22,520,459	20,644,526	18,776,873	16,917,500	15,062,635	13,213,643	11,372,957
18	High density mixed use flatted scheme (300 flats)	300	£378,000	42,271,744	39,210,685	36,162,956	33,128,557	30,107,488	27,099,749	24,105,341	21,124,263	18,156,515	15,196,812	12,236,301
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	11,297,324	10,598,114	9,901,936	9,208,791	8,518,677	7,831,595	7,147,545	6,466,527	5,788,542	5,113,589	4,441,667
20	High density mixed use flatted scheme (150 flats)	150	£241,000	30,952,182	29,043,111	27,142,320	25,249,810	23,365,580	21,489,631	19,621,963	17,762,574	15,911,467	14,068,640	12,230,878
21	High density mixed use flatted scheme (480 flats)	480	£780,000	60,174,919	55,612,101	51,052,165	46,494,691	41,927,820	37,370,419	32,833,246	28,316,304	23,819,590	19,343,105	14,886,850
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	23,012,407	21,664,658	20,322,755	18,986,697	17,656,483	16,332,115	15,013,591	13,700,912	12,394,079	11,093,090	9,797,946
23	High density mixed use flatted scheme (450 flats)	450	£510,000	50,065,774	47,190,593	43,437,317	39,703,181	35,999,615	32,326,619	28,684,192	25,072,334	21,491,047	17,940,329	14,415,890
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	12,057,912	11,555,000	11,056,054	10,561,071	10,070,053	9,582,999	9,099,910	8,620,785	8,145,624	7,674,428	7,207,196
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	42,501,168	39,594,055	36,699,588	33,817,765	30,948,588	28,092,056	25,248,168	22,416,926	19,598,330	16,781,381	13,973,620
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	44,402,973	41,495,860	38,601,392	35,719,569	32,850,392	29,993,860	27,149,973	24,318,731	21,500,134	18,694,182	15,900,875
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	32,863,507	31,013,310	29,171,138	27,336,990	25,510,865	23,692,765	21,882,689	20,080,637	18,286,610	16,500,606	14,722,627
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	61,190,332	56,270,419	51,346,495	46,404,379	41,452,952	36,523,488	31,615,987	26,730,452	21,866,879	17,025,269	12,205,624
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	88,647,233	83,227,879	77,828,919	72,453,473	67,101,540	61,773,120	56,462,219	51,161,531	45,884,443	40,618,872	35,363,583
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,006,964	6,823,729	6,641,285	6,459,630	6,278,765	6,098,689	5,919,404	5,740,908	5,563,203	5,386,287	5,210,161
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	65,992,086	62,343,685	58,711,172	55,094,545	51,493,807	47,908,955	44,339,991	40,786,914	37,249,725	33,728,422	30,223,007
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	42,816,282	40,511,153	38,215,958	35,930,702	33,655,381	31,389,998	29,134,550	26,889,040	24,653,466	22,427,829	20,212,128
33	High density mixed use flatted scheme (500 flats)	500	£710,000	63,917,229	59,111,610	54,326,952	49,563,254	44,820,517	40,098,740	35,397,924	30,718,069	26,059,175	21,421,242	16,797,202
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	209,621,512	194,369,992	179,112,085	163,921,000	148,718,512	133,543,743	118,353,541	103,104,248	87,751,702	72,357,091	57,032,051
35	High density mixed use flatted scheme (30 flats)	30	£40,000	6,808,543	6,381,257	5,955,822	5,532,240	5,110,511	4,690,635	4,272,611	3,856,440	3,442,122	3,029,239	2,617,172
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	12,760,308	12,056,939	11,356,602	10,659,296	9,965,023	9,273,781	8,585,572	7,900,395	7,218,250	6,539,137	5,863,054
37	High density mixed use flatted scheme (400 flats)	400	£530,000	51,210,848	47,306,995	43,404,239	39,517,241	35,647,347	31,794,555	27,958,867	24,136,374	20,310,824	16,500,889	12,705,061
38	High density mixed use flatted scheme (400 flats)	400	£565,000	52,954,430	49,033,226	45,129,126	41,242,129	37,372,234	33,519,442	29,683,754	25,865,168	22,061,230	18,252,096	14,460,179
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	22,257,809	20,885,705	19,519,553	18,159,349	16,805,096	15,456,793	14,114,439	12,778,036	11,447,582	10,123,078	8,803,844
40	High density mixed use flatted scheme (350 flats)	350	£465,000	50,667,079	47,018,678	43,388,165	39,769,539	36,168,800	32,571,456	28,986,116	25,416,738	21,863,322	18,325,868	14,789,171
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£100,000	10,376,991	9,686,654	8,999,316	8,314,973	7,633,124	6,952,527	6,274,939	5,600,357	4,928,783	4,260,217	3,594,657
44	High density retirement flatted scheme (70 flats)	70	£100,000	12,113,960	11,308,564	10,506,663	9,708,260	8,912,878	8,118,845	7,328,321	6,541,304	5,757,797	4,977,798	4,201,308
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	7,888,149	7,335,932	6,786,089	6,238,646	5,693,606	5,150,967	4,610,730	4,072,894	3,537,460	3,004,428	2,473,797
47	High density extracare flatted scheme (60 flats)	60	£100,000	9,474,744	8,812,216	8,152,398	7,495,462	6,841,408	6,190,236	5,541,946	4,896,539	4,254,012	3,614,369	2,977,607
48	High density extracare flatted scheme (70 flats)	70	£100,000	11,061,339	10,288,498	9,518,707	8,752,278	7,989,210	7,229,505	6,473,163	5,720,183	4,970,565	4,224,310	3,481,416

Table 6.3.6: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £11,911 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,911 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £15,437,665 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£771,878	923,176	879,607	836,223	793,027	750,017	707,192	664,555	622,104	579,841	537,763	495,872
2	Low density housing scheme (4 houses)	4	£1,543,757	1,847,231	1,760,091	1,673,325	1,586,932	1,500,911	1,415,264	1,329,990	1,245,089	1,160,560	1,076,405	992,623
3	Low density housing scheme (9 houses)	9	£3,504,327	4,157,061	3,960,997	3,765,773	3,571,388	3,377,842	3,185,135	2,993,268	2,802,240	2,612,051	2,422,702	2,234,192
4	Medium density flatted sheme (5 flats)	5	£514,586	1,647,896	1,557,837	1,468,167	1,378,885	1,289,990	1,201,484	1,113,366	1,025,636	938,295	851,341	764,776
5	Medium density flatted scheme (7 flats)	7	£617,503	2,310,143	2,184,053	2,058,508	1,933,506	1,809,046	1,685,131	1,561,760	1,438,931	1,316,646	1,194,904	1,073,706
6	Medium density flatted scheme (9 flats)	9	£926,254	2,986,608	2,804,503	2,643,095	2,482,388	2,322,377	2,163,067	2,004,454	1,846,541	1,689,325	1,532,810	1,376,992
7	Medium density flatted scheme (30 flats)	30	£2,315,635	9,307,546	8,799,439	8,293,523	7,789,796	7,288,260	6,788,913	6,291,755	5,796,787	5,304,010	4,813,422	4,325,024
8	Medium density flatted scheme (75 flats)	75	£5,866,275	21,406,111	20,236,000	19,070,932	17,910,907	16,755,926	15,605,987	14,461,091	13,321,238	12,186,428	11,056,662	9,931,938
9	Medium density flatted scheme (250 flats)	250	£22,693,221	53,071,091	49,932,346	46,807,175	43,695,571	40,597,537	37,513,072	34,442,176	31,384,851	28,341,095	25,310,908	22,294,291
10	Medium density flatted scheme (600 flats)	600	£38,439,538	88,406,770	82,053,654	75,728,195	69,430,395	63,158,984	56,891,616	50,652,018	44,434,866	38,218,756	32,017,391	25,814,612
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	40,890,210	38,299,171	35,719,388	33,150,862	30,593,592	28,047,578	25,512,821	22,989,320	20,477,075	17,974,269	15,474,835
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	60,544,834	56,304,564	52,082,748	47,870,359	43,669,499	39,487,166	35,323,359	31,178,079	27,043,342	22,912,330	18,799,948
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	27,997,206	26,755,617	25,519,407	24,288,575	23,063,101	21,838,129	20,618,558	19,404,387	18,195,617	16,992,246	15,794,276
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,440,912	8,294,016	8,139,788	7,986,227	7,833,333	7,681,108	7,529,550	7,378,660	7,228,436	7,078,881	6,929,994
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	9,894,556	9,378,206	8,864,082	8,352,184	7,842,511	7,335,063	6,829,840	6,326,843	5,826,072	5,327,525	4,831,204
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	22,410,178	21,190,891	19,976,886	18,768,162	17,564,720	16,366,559	15,173,680	13,986,083	12,803,768	11,626,734	10,454,981
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	35,006,103	32,841,652	30,686,581	28,540,889	26,404,576	24,277,644	22,160,090	20,051,916	17,953,122	15,863,706	13,783,670
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	50,282,544	46,803,873	43,340,330	39,891,914	36,458,626	33,040,464	29,637,429	26,249,522	22,876,741	19,519,088	16,176,563
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	13,053,644	12,262,876	11,475,533	10,691,617	9,911,127	9,134,061	8,360,423	7,590,211	6,823,424	6,060,063	5,300,128
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	35,851,285	33,686,819	31,531,733	29,386,025	27,249,697	25,122,749	23,005,179	20,896,990	18,798,180	16,708,750	14,628,698
21	High density mixed use flatted scheme (480 flats)	480	£23,485,099	72,037,520	66,893,901	61,764,938	56,650,531	51,531,554	46,416,540	41,295,425	36,156,174	31,039,901	25,946,607	20,876,298
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	26,430,574	24,904,633	23,385,304	21,872,586	20,366,481	18,866,987	17,374,104	15,887,834	14,408,176	12,935,128	11,468,693
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	60,597,143	56,318,835	52,074,872	47,852,618	43,656,062	39,498,016	35,355,701	31,240,322	27,159,666	23,113,730	19,102,515
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	13,261,364	12,693,426	12,129,965	11,570,979	11,016,467	10,466,431	9,920,871	9,379,785	8,843,175	8,311,039	7,783,379
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	50,114,565	46,810,557	43,520,904	40,245,604	36,984,656	33,738,061	30,505,819	27,287,930	24,084,394	20,895,211	17,720,381
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	52,016,368	48,712,382	45,422,708	42,147,407	38,886,459	35,639,865	32,407,623	29,189,734	25,986,198	22,797,014	19,622,184
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	37,563,713	35,468,490	33,382,345	31,305,280	29,237,292	27,178,383	25,128,552	23,087,799	21,056,126	19,033,530	17,020,014
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	74,207,205	68,690,449	63,186,646	57,687,181	52,140,834	46,592,065	41,005,152	35,429,137	29,878,136	24,352,148	18,851,174
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	102,274,849	96,155,247	90,062,155	83,995,575	77,955,504	71,941,946	65,951,123	59,972,357	54,020,185	48,094,605	42,170,719
30	Intensification scheme (industrial with 12 flats)	12	£8,020,851	7,453,784	7,247,256	7,041,818	6,836,871	6,633,012	6,430,045	6,227,968	6,026,781	5,826,484	5,627,077	5,428,560
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,288	75,501,937	71,357,778	67,231,640	63,123,523	59,033,425	54,961,349	50,907,293	46,871,258	42,853,243	38,853,248	34,871,274
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	48,688,926	46,077,320	43,476,971	40,887,877	38,310,038	35,743,454	33,188,126	30,644,054	28,111,236	25,589,673	23,079,367
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	76,573,411	71,142,409	65,714,427	60,293,858	54,897,101	49,524,157	44,175,023	38,849,700	33,548,191	28,270,492	23,016,606
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	249,195,677	231,955,350	214,790,069	197,653,364	180,559,458	163,501,810	146,464,003	129,407,028	112,322,709	95,155,472	77,799,396
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	7,872,859	7,390,088	6,909,408	6,430,821	5,954,323	5,479,919	5,007,605	4,537,382	4,069,252	3,603,212	3,139,264
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	14,516,629	13,721,701	12,930,198	12,142,122	11,357,472	10,576,248	9,798,450	9,024,078	8,253,131	7,485,612	6,721,517
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	61,423,721	57,002,795	52,589,032	48,190,336	43,810,960	39,450,908	35,097,045	30,753,518	26,429,413	22,124,729	17,817,660
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	63,254,881	58,817,543	54,390,254	49,969,042	45,567,251	41,184,881	36,821,932	32,478,406	28,154,301	23,849,617	19,564,355
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	25,708,955	24,156,940	22,611,650	21,073,084	19,541,241	18,016,123	16,497,728	14,986,058	13,481,112	11,982,889	10,491,391
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	60,176,930	56,032,771	51,906,833	47,798,516	43,708,419	39,636,342	35,582,286	31,548,250	27,523,479	23,502,494	19,499,826
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	12,138,135	11,355,988	10,577,234	9,801,872	9,029,903	8,261,324	7,496,139	6,734,346	5,975,945	5,218,147	4,463,509
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	14,168,628	13,256,120	12,347,569	11,442,976	10,542,340	9,645,662	8,752,941	7,864,179	6,979,372	6,095,383	5,214,969
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	9,303,354	8,679,106	8,057,571	7,438,746	6,822,632	6,209,230	5,597,160	4,986,783	4,379,127	3,774,194	3,171,982
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	11,172,989	10,423,888	9,678,040	8,935,446	8,196,104	7,460,016	6,725,662	5,993,204	5,264,012	4,538,087	3,815,428
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	13,042,626	12,168,669	11,298,509	10,432,144	9,569,575	8,710,801	7,854,164	6,999,626	6,148,896	5,301,980	4,458,874

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL £9,171,614 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£458,581	923,176	879,607	836,223	793,027	750,017	707,192	664,555	622,104	579,841	537,763	495,872
2	Low density housing scheme (4 houses)	4	£917,161	1,847,231	1,760,091	1,673,325	1,586,932	1,500,911	1,415,264	1,329,990	1,245,089	1,160,560	1,076,405	992,623
3	Low density housing scheme (9 houses)	9	£2,081,956	4,157,061	3,960,997	3,765,773	3,571,388	3,377,842	3,185,135	2,993,268	2,802,240	2,612,051	2,422,702	2,234,192
4	Medium density flatted sheme (5 flats)	5	£305,720	1,647,896	1,557,837	1,468,167	1,378,885	1,289,990	1,201,484	1,113,366	1,025,636	938,295	851,341	764,776
5	Medium density flatted scheme (7 flats)	7	£366,865	2,310,143	2,184,053	2,058,508	1,933,506	1,809,046	1,685,131	1,561,760	1,438,931	1,316,646	1,194,904	1,073,706
6	Medium density flatted scheme (9 flats)	9	£550,297	2,986,608	2,804,503	2,643,095	2,482,388	2,322,377	2,163,067	2,004,454	1,846,541	1,689,325	1,532,810	1,376,992
7	Medium density flatted scheme (30 flats)	30	£1,375,742	9,307,546	8,799,439	8,293,523	7,789,796	7,288,260	6,788,913	6,291,755	5,796,787	5,304,010	4,813,422	4,325,024
8	Medium density flatted scheme (75 flats)	75	£3,485,213	21,406,111	20,236,000	19,070,932	17,910,907	16,755,926	15,605,987	14,461,091	13,321,238	12,186,428	11,056,662	9,931,938
9	Medium density flatted scheme (250 flats)	250	£13,482,272	53,071,091	49,932,346	46,807,175	43,695,571	40,597,537	37,513,072	34,442,176	31,384,851	28,341,095	25,310,908	22,294,291
10	Medium density flatted scheme (600 flats)	600	£22,837,319	88,406,770	82,053,654	75,728,195	69,430,395	63,158,984	56,891,616	50,652,018	44,434,866	38,218,756	32,017,391	25,814,612
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	40,890,210	38,299,171	35,719,388	33,150,862	30,593,592	28,047,578	25,512,821	22,989,320	20,477,075	17,974,269	15,474,835
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	60,544,834	56,304,564	52,082,748	47,870,359	43,669,499	39,487,166	35,323,359	31,178,079	27,043,342	22,912,330	18,799,948
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	27,997,206	26,755,617	25,519,407	24,288,575	23,063,101	21,838,129	20,618,558	19,404,387	18,195,617	16,992,246	15,794,276
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,440,912	8,294,016	8,139,788	7,986,227	7,833,333	7,681,108	7,529,550	7,378,660	7,228,436	7,078,881	6,929,994
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	9,894,556	9,378,206	8,864,082	8,352,184	7,842,511	7,335,063	6,829,840	6,326,843	5,826,072	5,327,525	4,831,204
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	22,410,178	21,190,891	19,976,886	18,768,162	17,564,720	16,366,559	15,173,680	13,986,083	12,803,768	11,626,734	10,454,981
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	35,006,103	32,841,652	30,686,581	28,540,889	26,404,576	24,277,644	22,160,090	20,051,916	17,953,122	15,863,706	13,783,670
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	50,282,544	46,803,873	43,340,330	39,891,914	36,458,626	33,040,464	29,637,429	26,249,522	22,876,741	19,519,088	16,176,563
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	13,053,644	12,262,876	11,475,533	10,691,617	9,911,127	9,134,061	8,360,423	7,590,211	6,823,424	6,060,063	5,300,128
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	35,851,285	33,686,819	31,531,733	29,386,025	27,249,697	25,122,749	23,005,179	20,896,990	18,798,180	16,708,750	14,628,698
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	72,037,520	66,893,901	61,764,938	56,650,531	51,531,554	46,416,540	41,295,425	36,156,174	31,039,901	25,946,607	20,876,298
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	26,430,574	24,904,633	23,385,304	21,872,586	20,366,481	18,866,987	17,374,104	15,887,834	14,408,176	12,935,128	11,468,693
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	60,597,143	56,318,835	52,074,872	47,852,618	43,656,062	39,498,016	35,355,701	31,240,322	27,159,666	23,113,730	19,102,515
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	13,261,364	12,693,426	12,129,965	11,570,979	11,016,467	10,466,431	9,920,871	9,379,785	8,843,175	8,311,039	7,783,379
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	50,114,565	46,810,557	43,520,904	40,245,604	36,984,656	33,738,061	30,505,819	27,287,930	24,084,394	20,895,211	17,720,381
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	52,016,368	48,712,382	45,422,708	42,147,407	38,886,459	35,639,865	32,407,623	29,189,734	25,986,198	22,797,014	19,622,184
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	37,563,713	35,468,490	33,382,345	31,305,280	29,237,292	27,178,383	25,128,552	23,087,799	21,056,126	19,033,530	17,020,014
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	74,207,205	68,690,449	63,186,646	57,687,181	52,140,834	46,592,065	41,005,152	35,429,137	29,878,136	24,352,148	18,851,174
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	102,274,849	96,155,247	90,062,155	83,995,575	77,955,504	71,941,946	65,951,123	59,972,357	54,020,185	48,094,605	42,170,719
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,453,784	7,247,256	7,041,818	6,836,871	6,633,012	6,430,045	6,227,968	6,026,781	5,826,484	5,627,077	5,428,560
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	75,501,937	71,357,778	67,231,640	63,123,523	59,033,425	54,961,349	50,907,293	46,871,258	42,853,243	38,853,248	34,871,274
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	48,688,926	46,077,320	43,476,971	40,887,877	38,310,038	35,743,454	33,188,126	30,644,054	28,111,236	25,589,673	23,079,367
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	76,573,411	71,142,409	65,714,427	60,293,858	54,897,101	49,524,157	44,175,023	38,849,700	33,548,191	28,270,492	23,016,606
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	249,195,677	231,955,350	214,790,069	197,653,364	180,559,458	163,501,810	146,464,003	129,407,028	112,322,709	95,155,472	77,799,396
35	High density mixed use flatted scheme (30 flats)	30	£733,729	7,872,859	7,390,088	6,909,408	6,430,821	5,954,323	5,479,919	5,007,605	4,537,382	4,069,252	3,603,212	3,139,264
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	14,516,629	13,721,701	12,930,198	12,142,122	11,357,472	10,576,248	9,798,450	9,024,078	8,253,131	7,485,612	6,721,517
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	61,423,721	57,002,795	52,589,032	48,190,336	43,810,960	39,450,908	35,097,045	30,753,518	26,429,413	22,124,729	17,817,660
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	63,254,881	58,817,543	54,390,254	49,969,042	45,567,251	41,184,881	36,821,932	32,478,406	28,154,301	23,849,617	19,564,355
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	25,708,955	24,156,940	22,611,650	21,073,084	19,541,241	18,016,123	16,497,728	14,986,058	13,481,112	11,982,889	10,491,391
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	60,176,930	56,032,771	51,906,833	47,798,516	43,708,419	39,636,342	35,582,286	31,548,250	27,523,479	23,502,494	19,499,826
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	12,138,135	11,355,988	10,577,234	9,801,872	9,029,903	8,261,324	7,496,139	6,734,346	5,975,945	5,218,147	4,463,509
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	14,168,628	13,256,120	12,347,569	11,442,976	10,542,340	9,645,662	8,752,941	7,864,179	6,979,372	6,095,383	5,214,969
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	9,303,354	8,679,106	8,057,571	7,438,746	6,822,632	6,209,230	5,597,160	4,986,783	4,379,127	3,774,194	3,171,982
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	11,172,989	10,423,888	9,678,040	8,935,446	8,196,104	7,460,016	6,725,662	5,993,204	5,264,012	4,538,087	3,815,428
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	13,042,626	12,168,669	11,298,509	10,432,144	9,569,575	8,710,801	7,854,164	6,999,626	6,148,896	5,301,980	4,458,874

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £6,088,685 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£304,434	923,176	879,607	836,223	793,027	750,017	707,192	664,555	622,104	579,841	537,763	495,872
2	Low density housing scheme (4 houses)	4	£608,869	1,847,231	1,760,091	1,673,325	1,586,932	1,500,911	1,415,264	1,329,990	1,245,089	1,160,560	1,076,405	992,623
3	Low density housing scheme (9 houses)	9	£1,382,131	4,157,061	3,960,997	3,765,773	3,571,388	3,377,842	3,185,135	2,993,268	2,802,240	2,612,051	2,422,702	2,234,192
4	Medium density flatted sheme (5 flats)	5	£202,956	1,647,896	1,557,837	1,468,167	1,378,885	1,289,990	1,201,484	1,113,366	1,025,636	938,295	851,341	764,776
5	Medium density flatted scheme (7 flats)	7	£243,547	2,310,143	2,184,053	2,058,508	1,933,506	1,809,046	1,685,131	1,561,760	1,438,931	1,316,646	1,194,904	1,073,706
6	Medium density flatted scheme (9 flats)	9	£365,321	2,986,608	2,804,503	2,643,095	2,482,388	2,322,377	2,163,067	2,004,454	1,846,541	1,689,325	1,532,810	1,376,992
7	Medium density flatted scheme (30 flats)	30	£913,303	9,307,546	8,799,439	8,293,523	7,789,796	7,288,260	6,788,913	6,291,755	5,796,787	5,304,010	4,813,422	4,325,024
8	Medium density flatted scheme (75 flats)	75	£2,313,700	21,406,111	20,236,000	19,070,932	17,910,907	16,755,926	15,605,987	14,461,091	13,321,238	12,186,428	11,056,662	9,931,938
9	Medium density flatted scheme (250 flats)	250	£8,950,367	53,071,091	49,932,346	46,807,175	43,695,571	40,597,537	37,513,072	34,442,176	31,384,851	28,341,095	25,310,908	22,294,291
10	Medium density flatted scheme (600 flats)	600	£15,160,026	88,406,770	82,053,654	75,728,195	69,430,395	63,158,984	56,891,616	50,652,018	44,434,866	38,218,756	32,017,391	25,814,612
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	40,890,210	38,299,171	35,719,388	33,150,862	30,593,592	28,047,578	25,512,821	22,989,320	20,477,075	17,974,269	15,474,835
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	60,544,834	56,304,564	52,082,748	47,870,359	43,669,499	39,487,166	35,323,359	31,178,079	27,043,342	22,912,330	18,799,948
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	27,997,206	26,755,617	25,519,407	24,288,575	23,063,101	21,838,129	20,618,558	19,404,387	18,195,617	16,992,246	15,794,276
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,440,912	8,294,016	8,139,788	7,986,227	7,833,333	7,681,108	7,529,550	7,378,660	7,228,436	7,078,881	6,929,994
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	9,894,556	9,378,206	8,864,082	8,352,184	7,842,511	7,335,063	6,829,840	6,326,843	5,826,072	5,327,525	4,831,204
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	22,410,178	21,190,891	19,976,886	18,768,162	17,564,720	16,366,559	15,173,680	13,986,083	12,803,768	11,626,734	10,454,981
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	35,006,103	32,841,652	30,686,581	28,540,889	26,404,576	24,277,644	22,160,090	20,051,916	17,953,122	15,863,706	13,783,670
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	50,282,544	46,803,873	43,340,330	39,891,914	36,458,626	33,040,464	29,637,429	26,249,522	22,876,741	19,519,088	16,176,563
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	13,053,644	12,262,876	11,475,533	10,691,617	9,911,127	9,134,061	8,360,423	7,590,211	6,823,424	6,060,063	5,300,128
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	35,851,285	33,686,819	31,531,733	29,386,025	27,249,697	25,122,749	23,005,179	20,896,990	18,798,180	16,708,750	14,628,698
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	72,037,520	66,893,901	61,764,938	56,650,531	51,531,554	46,416,540	41,295,425	36,156,174	31,039,901	25,946,607	20,876,298
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	26,430,574	24,904,633	23,385,304	21,872,586	20,366,481	18,866,987	17,374,104	15,887,834	14,408,176	12,935,128	11,468,693
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	60,597,143	56,318,835	52,074,872	47,852,618	43,656,062	39,498,016	35,355,701	31,240,322	27,159,666	23,113,730	19,102,515
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	13,261,364	12,693,426	12,129,965	11,570,979	11,016,467	10,466,431	9,920,871	9,379,785	8,843,175	8,311,039	7,783,379
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	50,114,565	46,810,557	43,520,904	40,245,604	36,984,656	33,738,061	30,505,819	27,287,930	24,084,394	20,895,211	17,720,381
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	52,016,368	48,712,382	45,422,708	42,147,407	38,886,459	35,639,865	32,407,623	29,189,734	25,986,198	22,797,014	19,622,184
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	37,563,713	35,468,490	33,382,345	31,305,280	29,237,292	27,178,383	25,128,552	23,087,799	21,056,126	19,033,530	17,020,014
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	74,207,205	68,690,449	63,186,646	57,687,181	52,140,834	46,592,065	41,005,152	35,429,137	29,878,136	24,352,148	18,851,174
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	102,274,849	96,155,247	90,062,155	83,995,575	77,955,504	71,941,946	65,951,123	59,972,357	54,020,185	48,094,605	42,170,719
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,453,784	7,247,256	7,041,818	6,836,871	6,633,012	6,430,045	6,227,968	6,026,781	5,826,484	5,627,077	5,428,560
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	75,501,937	71,357,778	67,231,640	63,123,523	59,033,425	54,961,349	50,907,293	46,871,258	42,853,243	38,853,248	34,871,274
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	48,688,926	46,077,320	43,476,971	40,887,877	38,310,038	35,743,454	33,188,126	30,644,054	28,111,236	25,589,673	23,079,367
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	76,573,411	71,142,409	65,714,427	60,293,858	54,897,101	49,524,157	44,175,023	38,849,700	33,548,191	28,270,492	23,016,606
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	249,195,677	231,955,350	214,790,069	197,653,364	180,559,458	163,501,810	146,464,003	129,407,028	112,322,709	95,155,472	77,799,396
35	High density mixed use flatted scheme (30 flats)	30	£487,095	7,872,859	7,390,088	6,909,408	6,430,821	5,954,323	5,479,919	5,007,605	4,537,382	4,069,252	3,603,212	3,139,264
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	14,516,629	13,721,701	12,930,198	12,142,122	11,357,472	10,576,248	9,798,450	9,024,078	8,253,131	7,485,612	6,721,517
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	61,423,721	57,002,795	52,589,032	48,190,336	43,810,960	39,450,908	35,097,045	30,753,518	26,429,413	22,124,729	17,817,660
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	63,254,881	58,817,543	54,390,254	49,969,042	45,567,251	41,184,881	36,821,932	32,478,406	28,154,301	23,849,617	19,564,355
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	25,708,955	24,156,940	22,611,650	21,073,084	19,541,241	18,016,123	16,497,728	14,986,058	13,481,112	11,982,889	10,491,391
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	60,176,930	56,032,771	51,906,833	47,798,516	43,708,419	39,636,342	35,582,286	31,548,250	27,523,479	23,502,494	19,499,826
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	12,138,135	11,355,988	10,577,234	9,801,872	9,029,903	8,261,324	7,496,139	6,734,346	5,975,945	5,218,147	4,463,509
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	14,168,628	13,256,120	12,347,569	11,442,976	10,542,340	9,645,662	8,752,941	7,864,179	6,979,372	6,095,383	5,214,969
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	9,303,354	8,679,106	8,057,571	7,438,746	6,822,632	6,209,230	5,597,160	4,986,783	4,379,127	3,774,194	3,171,982
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	11,172,989	10,423,888	9,678,040	8,935,446	8,196,104	7,460,016	6,725,662	5,993,204	5,264,012	4,538,087	3,815,428
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	13,042,626	12,168,669	11,298,509	10,432,144	9,569,575	8,710,801	7,854,164	6,999,626	6,148,896	5,301,980	4,458,874

BENCHMARK LAND VALUE 4 (CLEARED LAND) £500,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£25,000	923,176	879,607	836,223	793,027	750,017	707,192	664,555	622,104	579,841	537,763	495,872
2	Low density housing scheme (4 houses)	4	£50,000	1,847,231	1,760,091	1,673,325	1,586,932	1,500,911	1,415,264	1,329,990	1,245,089	1,160,560	1,076,405	992,623
3	Low density housing scheme (9 houses)	9	£113,500	4,157,061	3,960,997	3,765,773	3,571,388	3,377,842	3,185,135	2,993,268	2,802,240	2,612,051	2,422,702	2,234,192
4	Medium density flatted sheme (5 flats)	5	£16,667	1,647,896	1,557,837	1,468,167	1,378,885	1,289,990	1,201,484	1,113,366	1,025,636	938,295	851,341	764,776
5	Medium density flatted scheme (7 flats)	7	£20,000	2,310,143	2,184,053	2,058,508	1,933,506	1,809,046	1,685,131	1,561,760	1,438,931	1,316,646	1,194,904	1,073,706
6	Medium density flatted scheme (9 flats)	9	£30,000	2,986,608	2,804,503	2,643,095	2,482,388	2,322,377	2,163,067	2,004,454	1,846,541	1,689,325	1,532,810	1,376,992
7	Medium density flatted scheme (30 flats)	30	£75,000	9,307,546	8,799,439	8,293,523	7,789,796	7,288,260	6,788,913	6,291,755	5,796,787	5,304,010	4,813,422	4,325,024
8	Medium density flatted scheme (75 flats)	75	£190,000	21,406,111	20,236,000	19,070,932	17,910,907	16,755,926	15,605,987	14,461,091	13,321,238	12,186,428	11,056,662	9,931,938
9	Medium density flatted scheme (250 flats)	250	£735,000	53,071,091	49,932,346	46,807,175	43,695,571	40,597,537	37,513,072	34,442,176	31,384,851	28,341,095	25,310,908	22,294,291
10	Medium density flatted scheme (600 flats)	600	£1,245,000	88,406,770	82,053,654	75,728,195	69,430,395	63,158,984	56,891,616	50,652,018	44,434,866	38,218,756	32,017,391	25,814,612
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	40,890,210	38,299,171	35,719,388	33,150,862	30,593,592	28,047,578	25,512,821	22,989,320	20,477,075	17,974,269	15,474,835
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	60,544,834	56,304,564	52,082,748	47,870,359	43,669,499	39,487,166	35,323,359	31,178,079	27,043,342	22,912,330	18,799,948
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	27,997,206	26,755,617	25,519,407	24,288,575	23,063,101	21,838,129	20,618,558	19,404,387	18,195,617	16,992,246	15,794,276
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,440,912	8,294,016	8,139,788	7,986,227	7,833,333	7,681,108	7,529,550	7,378,660	7,228,436	7,078,881	6,929,994
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	9,894,556	9,378,206	8,864,082	8,352,184	7,842,511	7,335,063	6,829,840	6,326,843	5,826,072	5,327,525	4,831,204
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	22,410,178	21,190,891	19,976,886	18,768,162	17,564,720	16,366,559	15,173,680	13,986,083	12,803,768	11,626,734	10,454,981
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	35,006,103	32,841,652	30,686,581	28,540,889	26,404,576	24,277,644	22,160,090	20,051,916	17,953,122	15,863,706	13,783,670
18	High density mixed use flatted scheme (300 flats)	300	£378,000	50,282,544	46,803,873	43,340,330	39,891,914	36,458,626	33,040,464	29,637,429	26,249,522	22,876,741	19,519,088	16,176,563
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	13,053,644	12,262,876	11,475,533	10,691,617	9,911,127	9,134,061	8,360,423	7,590,211	6,823,424	6,060,063	5,300,128
20	High density mixed use flatted scheme (150 flats)	150	£241,000	35,851,285	33,686,819	31,531,733	29,386,025	27,249,697	25,122,749	23,005,179	20,896,990	18,798,180	16,708,750	14,628,698
21	High density mixed use flatted scheme (480 flats)	480	£780,000	72,037,520	66,893,901	61,764,938	56,650,531	51,531,554	46,416,540	41,295,425	36,156,174	31,039,901	25,946,607	20,876,298
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	26,430,574	24,904,633	23,385,304	21,872,586	20,366,481	18,866,987	17,374,104	15,887,834	14,408,176	12,935,128	11,468,693
23	High density mixed use flatted scheme (450 flats)	450	£510,000	60,597,143	56,318,835	52,074,872	47,852,618	43,656,062	39,498,016	35,355,701	31,240,322	27,159,666	23,113,730	19,102,515
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	13,261,364	12,693,426	12,129,965	11,570,979	11,016,467	10,466,431	9,920,871	9,379,785	8,843,175	8,311,039	7,783,379
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	50,114,565	46,810,557	43,520,904	40,245,604	36,984,656	33,738,061	30,505,819	27,287,930	24,084,394	20,895,211	17,720,381
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	52,016,368	48,712,382	45,422,708	42,147,407	38,886,459	35,639,865	32,407,623	29,189,734	25,986,198	22,797,014	19,622,184
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	37,563,713	35,468,490	33,382,345	31,305,280	29,237,292	27,178,383	25,128,552	23,087,799	21,056,126	19,033,530	17,020,014
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	74,207,205	68,690,449	63,186,646	57,687,181	52,140,834	46,592,065	41,005,152	35,429,137	29,878,136	24,352,148	18,851,174
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	102,274,849	96,155,247	90,062,155	83,995,575	77,955,504	71,941,946	65,951,123	59,972,357	54,020,185	48,094,605	42,170,719
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,453,784	7,247,256	7,041,818	6,836,871	6,633,012	6,430,045	6,227,968	6,026,781	5,826,484	5,627,077	5,428,560
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	75,501,937	71,357,778	67,231,640	63,123,523	59,033,425	54,961,349	50,907,293	46,871,258	42,853,243	38,853,248	34,871,274
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	48,688,926	46,077,320	43,476,971	40,887,877	38,310,038	35,743,454	33,188,126	30,644,054	28,111,236	25,589,673	23,079,367
33	High density mixed use flatted scheme (500 flats)	500	£710,000	76,573,411	71,142,409	65,714,427	60,293,858	54,897,101	49,524,157	44,175,023	38,849,700	33,548,191	28,270,492	23,016,606
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	249,195,677	231,955,350	214,790,069	197,653,364	180,559,458	163,501,810	146,464,003	129,407,028	112,322,709	95,155,472	77,799,396
35	High density mixed use flatted scheme (30 flats)	30	£40,000	7,872,859	7,390,088	6,909,408	6,430,821	5,954,323	5,479,919	5,007,605	4,537,382	4,069,252	3,603,212	3,139,264
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	14,516,629	13,721,701	12,930,198	12,142,122	11,357,472	10,576,248	9,798,450	9,024,078	8,253,131	7,485,612	6,721,517
37	High density mixed use flatted scheme (400 flats)	400	£530,000	61,423,721	57,002,795	52,589,032	48,190,336	43,810,960	39,450,908	35,097,045	30,753,518	26,429,413	22,124,729	17,817,660
38	High density mixed use flatted scheme (400 flats)	400	£565,000	63,254,881	58,817,543	54,390,254	49,969,042	45,567,251	41,184,881	36,821,932	32,478,406	28,154,301	23,849,617	19,564,355
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	25,708,955	24,156,940	22,611,650	21,073,084	19,541,241	18,016,123	16,497,728	14,986,058	13,481,112	11,982,889	10,491,391
40	High density mixed use flatted scheme (350 flats)	350	£465,000	60,176,930	56,032,771	51,906,833	47,798,516	43,708,419	39,636,342	35,582,286	31,548,250	27,523,479	23,502,494	19,499,826
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£100,000	12,138,135	11,355,988	10,577,234	9,801,872	9,029,903	8,261,324	7,496,139	6,734,346	5,975,945	5,218,147	4,463,509
44	High density retirement flatted scheme (70 flats)	70	£100,000	14,168,628	13,256,120	12,347,569	11,442,976	10,542,340	9,645,662	8,752,941	7,864,179	6,979,372	6,095,383	5,214,969
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	9,303,354	8,679,106	8,057,571	7,438,746	6,822,632	6,209,230	5,597,160	4,986,783	4,379,127	3,774,194	3,171,982
47	High density extracare flatted scheme (60 flats)	60	£100,000	11,172,989	10,423,888	9,678,040	8,935,446	8,196,104	7,460,016	6,725,662	5,993,204	5,264,012	4,538,087	3,815,428
48	High density extracare flatted scheme (70 flats)	70	£100,000	13,042,626	12,168,669	11,298,509	10,432,144	9,569,575	8,710,801	7,854,164	6,999,626	6,148,896	5,301,980	4,458,874

Table 6.3.7: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £12,688 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY Sales value £12,688 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £15,437,665 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£771,878	1,013,658	965,372	917,292	869,419	821,753	774,294	727,040	679,995	633,156	586,523	540,099
2	Low density housing scheme (4 houses)	4	£1,543,757	2,028,196	1,931,622	1,835,462	1,739,716	1,644,383	1,549,465	1,454,960	1,360,868	1,267,190	1,173,926	1,081,075
3	Low density housing scheme (9 houses)	9	£3,504,327	4,564,231	4,346,941	4,130,581	3,915,153	3,700,655	3,487,087	3,274,451	3,062,745	2,851,969	2,642,125	2,433,211
4	Medium density flatted sheme (5 flats)	5	£514,586	1,840,171	1,740,088	1,640,437	1,541,218	1,442,429	1,344,073	1,246,146	1,148,653	1,051,590	954,957	858,757
5	Medium density flatted scheme (7 flats)	7	£617,503	2,579,327	2,439,205	2,299,687	2,160,773	2,022,462	1,884,756	1,747,653	1,611,153	1,475,258	1,339,966	1,205,279
6	Medium density flatted scheme (9 flats)	9	£926,254	3,312,702	3,132,555	2,953,183	2,774,587	2,596,768	2,419,726	2,243,460	2,067,970	1,893,256	1,719,319	1,546,157
7	Medium density flatted scheme (30 flats)	30	£2,315,635	10,406,733	9,841,324	9,278,353	8,717,817	8,159,719	7,604,057	7,050,831	6,500,041	5,951,688	5,405,771	4,862,290
8	Medium density flatted scheme (75 flats)	75	£5,866,275	23,994,470	22,689,426	21,390,005	20,096,208	18,808,034	17,525,484	16,248,558	14,977,255	13,711,576	12,451,520	11,197,088
9	Medium density flatted scheme (250 flats)	250	£22,693,221	60,301,660	56,789,824	53,293,182	49,810,371	46,339,646	42,884,114	39,443,778	36,018,635	32,608,685	29,213,931	25,834,371
10	Medium density flatted scheme (600 flats)	600	£38,439,538	102,858,514	95,770,895	88,714,090	81,688,100	74,687,553	67,700,151	60,743,668	53,818,106	46,897,047	40,002,593	33,106,619
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	46,871,213	43,968,379	41,078,142	38,200,503	35,335,462	32,483,020	29,643,175	26,815,928	24,001,280	21,199,228	18,409,776
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	70,647,168	65,880,254	61,134,060	56,408,585	51,703,831	47,019,798	42,356,484	37,703,228	33,060,813	28,439,211	23,837,266
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	30,758,124	29,372,605	27,991,469	26,613,666	25,241,882	23,876,113	22,516,361	21,162,626	19,814,908	18,473,206	17,137,521
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,784,026	8,611,660	8,440,037	8,269,157	8,099,019	7,929,625	7,760,973	7,593,064	7,425,897	7,259,474	7,093,793
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,011,604	10,437,023	9,864,916	9,295,285	8,728,131	8,163,452	7,601,250	7,041,524	6,484,274	5,929,499	5,377,200
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	25,083,344	23,724,702	22,371,941	21,025,063	19,684,065	18,348,948	17,019,712	15,696,358	14,378,885	13,067,293	11,761,583
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	39,905,205	37,485,360	35,075,992	32,677,104	30,288,693	27,910,761	25,543,307	23,186,331	20,839,835	18,503,816	16,178,276
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	58,284,648	54,397,062	50,517,705	46,655,271	42,809,783	38,981,179	35,169,518	31,374,781	27,596,969	23,836,081	20,092,116
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	14,809,965	13,927,637	13,049,131	12,174,443	11,303,576	10,436,529	9,573,301	8,713,893	7,858,306	7,006,538	6,158,591
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	40,750,389	38,330,527	35,921,145	33,522,240	31,133,814	28,755,867	26,388,397	24,031,406	21,684,893	19,348,860	17,023,303
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	83,749,953	78,035,174	72,326,017	66,641,790	60,964,321	55,295,837	49,626,218	43,954,224	38,260,213	32,550,108	26,865,729
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	29,825,462	28,123,936	26,429,777	24,742,985	23,063,559	21,391,501	19,726,808	18,069,483	16,419,524	14,776,933	13,139,440
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	70,142,917	65,365,015	60,625,373	55,909,818	51,228,783	46,586,161	41,974,245	37,384,961	32,828,284	28,287,131	23,784,850
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	14,464,815	13,831,852	13,203,876	12,580,885	11,962,881	11,349,862	10,741,830	10,138,784	9,540,725	8,947,650	8,359,563
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	57,699,350	54,008,499	50,333,663	46,673,442	43,020,723	39,384,065	35,763,469	32,158,933	28,570,458	24,998,043	21,441,689
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	59,572,572	55,881,721	52,206,885	48,548,085	44,905,261	41,278,474	37,665,273	34,060,737	30,472,262	26,899,847	23,343,494
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	42,263,918	39,923,669	37,593,553	35,273,569	32,963,719	30,664,000	28,374,415	26,094,963	23,825,642	21,566,456	19,317,401
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	86,991,294	80,865,117	74,752,543	68,644,155	62,535,256	56,422,286	50,288,388	44,116,509	37,889,394	31,679,028	25,496,724
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	115,825,236	109,011,508	102,227,276	95,472,539	88,747,300	82,048,027	75,365,843	68,713,227	62,090,177	55,494,640	48,907,523
30	Intensification scheme (industrial with 12 flats)	12	£6,020,851	7,900,603	7,670,782	7,441,951	7,214,111	6,987,261	6,761,401	6,536,532	6,312,653	6,089,764	5,867,866	5,646,958
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	85,011,787	80,371,871	75,752,108	71,152,500	66,573,044	62,013,743	57,474,595	52,955,601	48,456,760	43,978,073	39,519,540
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	54,526,780	51,610,842	48,707,469	45,816,661	42,938,417	40,072,739	37,219,625	34,379,076	31,551,092	28,735,673	25,932,819
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	89,062,457	83,012,781	76,989,411	70,965,080	64,958,126	58,949,572	52,952,122	46,981,332	41,037,206	35,119,743	29,228,942
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	288,379,219	269,161,975	250,028,274	230,978,115	211,946,941	192,986,564	174,059,367	155,172,137	136,263,831	117,333,805	98,304,367
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	8,937,174	8,398,919	7,862,995	7,329,401	6,798,137	6,269,202	5,742,598	5,218,325	4,696,382	4,176,768	3,659,485
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	16,272,948	15,386,462	14,503,795	13,624,949	12,749,921	11,878,715	11,011,327	10,147,760	9,288,014	8,432,086	7,579,979
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	71,566,385	66,616,754	61,688,602	56,781,971	51,896,864	47,033,277	42,177,237	37,336,113	32,516,605	27,695,041	22,891,794
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	73,456,962	68,507,287	63,568,392	58,640,803	53,734,829	48,850,319	43,960,111	39,091,644	34,244,916	29,419,929	24,616,681
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	29,160,102	27,420,176	25,703,747	23,986,818	22,277,386	20,575,453	18,881,017	17,194,080	15,514,641	13,842,701	12,178,258
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	69,681,859	65,046,663	60,427,102	55,827,492	51,248,037	46,688,736	42,149,587	37,630,593	33,131,753	28,653,066	24,194,533
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	13,899,279	13,025,323	12,155,153	11,288,771	10,426,176	9,567,369	8,712,348	7,861,115	7,013,669	6,170,011	5,330,140
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	16,223,296	15,203,676	14,188,474	13,177,692	12,171,326	11,169,380	10,171,852	9,178,742	8,190,051	7,205,779	6,225,924
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	10,718,559	10,020,536	9,325,542	8,633,575	7,944,638	7,258,730	6,575,850	5,895,998	5,219,175	4,543,959	3,870,166
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	12,871,238	12,033,603	11,199,604	10,369,241	9,542,510	8,719,415	7,899,954	7,084,126	6,271,934	5,461,805	4,653,250
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	15,023,913	14,046,671	13,073,668	12,104,905	11,140,383	10,180,101	9,224,058	8,272,256	7,324,693	6,379,652	5,436,333

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL £9,171,614 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£458,581	1,013,658	965,372	917,292	869,419	821,753	774,294	727,040	679,995	633,156	586,523	540,099
2	Low density housing scheme (4 houses)	4	£917,161	2,028,196	1,931,622	1,835,462	1,739,716	1,644,383	1,549,465	1,454,960	1,360,868	1,267,190	1,173,926	1,081,075
3	Low density housing scheme (9 houses)	9	£2,081,956	4,564,231	4,346,941	4,130,581	3,915,153	3,700,655	3,487,087	3,274,451	3,062,745	2,851,969	2,642,125	2,433,211
4	Medium density flatted sheme (5 flats)	5	£305,720	1,840,171	1,740,088	1,640,437	1,541,218	1,442,429	1,344,073	1,246,146	1,148,653	1,051,590	954,957	858,757
5	Medium density flatted scheme (7 flats)	7	£366,865	2,579,327	2,439,205	2,299,687	2,160,773	2,022,462	1,884,756	1,747,653	1,611,153	1,475,258	1,339,966	1,205,279
6	Medium density flatted scheme (9 flats)	9	£550,297	3,312,702	3,132,555	2,953,183	2,774,587	2,596,768	2,419,726	2,243,460	2,067,970	1,893,256	1,719,319	1,546,157
7	Medium density flatted scheme (30 flats)	30	£1,375,742	10,406,733	9,841,324	9,278,353	8,717,817	8,159,719	7,604,057	7,050,831	6,500,041	5,951,688	5,405,771	4,862,290
8	Medium density flatted scheme (75 flats)	75	£3,485,213	23,994,470	22,689,426	21,390,005	20,096,208	18,808,034	17,525,484	16,248,558	14,977,255	13,711,576	12,451,520	11,197,088
9	Medium density flatted scheme (250 flats)	250	£13,482,272	60,301,660	56,789,824	53,293,182	49,810,371	46,339,646	42,884,114	39,443,778	36,018,635	32,608,685	29,213,931	25,834,371
10	Medium density flatted scheme (600 flats)	600	£22,837,319	102,858,514	95,770,895	88,714,090	81,688,100	74,687,553	67,700,151	60,743,668	53,818,106	46,897,047	40,002,593	33,106,619
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	46,871,213	43,968,379	41,078,142	38,200,503	35,335,462	32,483,020	29,643,175	26,815,928	24,001,280	21,199,228	18,409,776
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	70,647,168	65,880,254	61,134,060	56,408,585	51,703,831	47,019,798	42,356,484	37,703,228	33,060,813	28,439,211	23,837,266
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	30,758,124	29,372,605	27,991,469	26,613,666	25,241,882	23,876,113	22,516,361	21,162,626	19,814,908	18,473,206	17,137,521
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,784,026	8,611,660	8,440,037	8,269,157	8,099,019	7,929,625	7,760,973	7,593,064	7,425,897	7,259,474	7,093,793
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,011,604	10,437,023	9,864,916	9,295,285	8,728,131	8,163,452	7,601,250	7,041,524	6,484,274	5,929,499	5,377,200
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	25,083,344	23,724,702	22,371,941	21,025,063	19,684,065	18,348,948	17,019,712	15,696,358	14,378,885	13,067,293	11,761,583
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	39,905,205	37,485,360	35,075,992	32,677,104	30,288,693	27,910,761	25,543,307	23,186,331	20,839,835	18,503,816	16,178,276
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	58,284,648	54,397,062	50,517,705	46,655,271	42,809,783	38,981,179	35,169,518	31,374,781	27,596,969	23,836,081	20,092,116
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	14,809,965	13,927,637	13,049,131	12,174,443	11,303,576	10,436,529	9,573,301	8,713,893	7,858,306	7,006,538	6,158,591
20	High density mixed use flatted scheme (150 flats)	150	£4,420,716	40,750,389	38,330,527	35,921,145	33,522,240	31,133,814	28,755,867	26,388,397	24,031,406	21,684,893	19,348,860	17,023,303
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	83,749,953	78,035,174	72,326,017	66,641,790	60,964,321	55,295,837	49,626,218	43,954,224	38,260,213	32,550,108	26,865,729
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	29,825,462	28,123,936	26,429,777	24,742,985	23,063,559	21,391,501	19,726,808	18,069,483	16,419,524	14,776,933	13,139,440
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	70,142,917	65,365,015	60,625,373	55,909,818	51,228,783	46,586,161	41,974,245	37,384,961	32,828,284	28,287,131	23,784,850
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	14,464,815	13,831,852	13,203,876	12,580,885	11,962,881	11,349,862	10,741,830	10,138,784	9,540,725	8,947,650	8,359,563
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	57,699,350	54,008,499	50,333,663	46,673,442	43,020,723	39,384,065	35,763,469	32,158,933	28,570,458	24,998,043	21,441,689
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	59,572,572	55,881,721	52,206,885	48,548,085	44,905,261	41,278,474	37,665,273	34,060,737	30,472,262	26,899,847	23,343,494
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	42,263,918	39,923,669	37,593,553	35,273,569	32,963,719	30,664,000	28,374,415	26,094,963	23,825,642	21,566,456	19,317,401
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	86,991,294	80,865,117	74,752,543	68,644,155	62,535,256	56,422,286	50,288,388	44,116,509	37,889,394	31,679,028	25,496,724
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	115,825,236	109,011,508	102,227,276	95,472,539	88,747,300	82,048,027	75,365,843	68,713,227	62,090,177	55,494,640	48,907,523
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,900,603	7,670,782	7,441,951	7,214,111	6,987,261	6,761,401	6,536,532	6,312,653	6,089,764	5,867,866	5,646,958
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	85,011,787	80,371,871	75,752,108	71,152,500	66,573,044	62,013,743	57,474,595	52,955,601	48,456,760	43,978,073	39,519,540
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	54,526,780	51,610,842	48,707,469	45,816,661	42,938,417	40,072,739	37,219,625	34,379,076	31,551,092	28,735,673	25,932,819
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	89,062,457	83,012,781	76,989,411	70,965,080	64,958,126	58,949,572	52,952,122	46,981,332	41,037,206	35,119,743	29,228,942
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	288,379,219	269,161,975	250,028,274	230,978,115	211,946,941	192,986,564	174,059,367	155,172,137	136,263,831	117,333,805	98,304,367
35	High density mixed use flatted scheme (30 flats)	30	£733,729	8,937,174	8,398,919	7,862,995	7,329,401	6,798,137	6,269,202	5,742,598	5,218,325	4,696,382	4,176,768	3,659,485
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	16,272,948	15,386,462	14,503,795	13,624,949	12,749,921	11,878,715	11,011,327	10,147,760	9,288,014	8,432,086	7,579,979
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	71,566,385	66,616,754	61,688,602	56,781,971	51,896,864	47,033,277	42,177,237	37,336,113	32,516,605	27,695,041	22,891,794
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	73,456,962	68,507,287	63,568,392	58,640,803	53,734,829	48,850,319	43,960,111	39,091,644	34,244,916	29,419,929	24,616,681
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	29,160,102	27,420,176	25,703,747	23,986,818	22,277,386	20,575,453	18,881,017	17,194,080	15,514,641	13,842,701	12,178,258
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	69,681,859	65,046,663	60,427,102	55,827,492	51,248,037	46,688,736	42,149,587	37,630,593	33,131,753	28,653,066	24,194,533
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	13,899,279	13,025,323	12,155,153	11,288,771	10,426,176	9,567,369	8,712,348	7,861,115	7,013,669	6,170,011	5,330,140
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	16,223,296	15,203,676	14,188,474	13,177,692	12,171,326	11,169,380	10,171,852	9,178,742	8,190,051	7,205,779	6,225,924
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	10,718,559	10,020,536	9,325,542	8,633,575	7,944,638	7,258,730	6,575,850	5,895,998	5,219,175	4,543,959	3,870,166
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	12,871,238	12,033,603	11,199,604	10,369,241	9,542,510	8,719,415	7,899,954	7,084,126	6,271,934	5,461,805	4,653,250
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	15,023,913	14,046,671	13,073,668	12,104,905	11,140,383	10,180,101	9,224,058	8,272,256	7,324,693	6,379,652	5,436,333

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £6,088,685 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£304,434	1,013,658	965,372	917,292	869,419	821,753	774,294	727,040	679,995	633,156	586,523	540,099
2	Low density housing scheme (4 houses)	4	£608,869	2,028,196	1,931,622	1,835,462	1,739,716	1,644,383	1,549,465	1,454,960	1,360,868	1,267,190	1,173,926	1,081,075
3	Low density housing scheme (9 houses)	9	£1,382,131	4,564,231	4,346,941	4,130,581	3,915,153	3,700,655	3,487,087	3,274,451	3,062,745	2,851,969	2,642,125	2,433,211
4	Medium density flatted sheme (5 flats)	5	£202,956	1,840,171	1,740,088	1,640,437	1,541,218	1,442,429	1,344,073	1,246,146	1,148,653	1,051,590	954,957	858,757
5	Medium density flatted scheme (7 flats)	7	£243,547	2,579,327	2,439,205	2,299,687	2,160,773	2,022,462	1,884,756	1,747,653	1,611,153	1,475,258	1,339,966	1,205,279
6	Medium density flatted scheme (9 flats)	9	£365,321	3,312,702	3,132,555	2,953,183	2,774,587	2,596,768	2,419,726	2,243,460	2,067,970	1,893,256	1,719,319	1,546,157
7	Medium density flatted scheme (30 flats)	30	£913,303	10,406,733	9,841,324	9,278,353	8,717,817	8,159,719	7,604,057	7,050,831	6,500,041	5,951,688	5,405,771	4,862,290
8	Medium density flatted scheme (75 flats)	75	£2,313,700	23,994,470	22,689,426	21,390,005	20,096,208	18,808,034	17,525,484	16,248,558	14,977,255	13,711,576	12,451,520	11,197,088
9	Medium density flatted scheme (250 flats)	250	£8,950,367	60,301,660	56,789,824	53,293,182	49,810,371	46,339,646	42,884,114	39,443,778	36,018,635	32,608,685	29,213,931	25,834,371
10	Medium density flatted scheme (600 flats)	600	£15,160,026	102,858,514	95,770,895	88,714,090	81,688,100	74,687,553	67,700,151	60,743,668	53,818,106	46,897,047	40,002,593	33,106,619
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	46,871,213	43,968,379	41,078,142	38,200,503	35,335,462	32,483,020	29,643,175	26,815,928	24,001,280	21,199,228	18,409,776
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	70,647,168	65,880,254	61,134,060	56,408,585	51,703,831	47,019,798	42,356,484	37,703,228	33,060,813	28,439,211	23,837,266
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	30,758,124	29,372,605	27,991,469	26,613,666	25,241,882	23,876,113	22,516,361	21,162,626	19,814,908	18,473,206	17,137,521
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,784,026	8,611,660	8,440,037	8,269,157	8,099,019	7,929,625	7,760,973	7,593,064	7,425,897	7,259,474	7,093,793
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,011,604	10,437,023	9,864,916	9,295,285	8,728,131	8,163,452	7,601,250	7,041,524	6,484,274	5,929,499	5,377,200
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	25,083,344	23,724,702	22,371,941	21,025,063	19,684,065	18,348,948	17,019,712	15,696,358	14,378,885	13,067,293	11,761,583
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	39,905,205	37,485,360	35,075,992	32,677,104	30,288,693	27,910,761	25,543,307	23,186,331	20,839,835	18,503,816	16,178,276
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	58,284,648	54,397,062	50,517,705	46,655,271	42,809,783	38,981,179	35,169,518	31,374,781	27,596,969	23,836,081	20,092,116
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	14,809,965	13,927,637	13,049,131	12,174,443	11,303,576	10,436,529	9,573,301	8,713,893	7,858,306	7,006,538	6,158,591
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	40,750,389	38,330,527	35,921,145	33,522,240	31,133,814	28,755,867	26,388,397	24,031,406	21,684,893	19,348,860	17,023,303
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	83,749,953	78,035,174	72,326,017	66,641,790	60,964,321	55,295,837	49,626,218	43,954,224	38,260,213	32,550,108	26,865,729
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	29,825,462	28,123,936	26,429,777	24,742,985	23,063,559	21,391,501	19,726,808	18,069,483	16,419,524	14,776,933	13,139,440
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	70,142,917	65,365,015	60,625,373	55,909,818	51,228,783	46,586,161	41,974,245	37,384,961	32,828,284	28,287,131	23,784,850
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	14,464,815	13,831,852	13,203,876	12,580,885	11,962,881	11,349,862	10,741,830	10,138,784	9,540,725	8,947,650	8,359,563
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	57,699,350	54,008,499	50,333,663	46,673,442	43,020,723	39,384,065	35,763,469	32,158,933	28,570,458	24,998,043	21,441,689
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	59,572,572	55,881,721	52,206,885	48,548,085	44,905,261	41,278,474	37,665,273	34,060,737	30,472,262	26,899,847	23,343,494
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	42,263,918	39,923,669	37,593,553	35,273,569	32,963,719	30,664,000	28,374,415	26,094,963	23,825,642	21,566,456	19,317,401
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	86,991,294	80,865,117	74,752,543	68,644,155	62,535,256	56,422,286	50,288,388	44,116,509	37,889,394	31,679,028	25,496,724
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	115,825,236	109,011,508	102,227,276	95,472,539	88,747,300	82,048,027	75,365,843	68,713,227	62,090,177	55,494,640	48,907,523
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,900,603	7,670,782	7,441,951	7,214,111	6,987,261	6,761,401	6,536,532	6,312,653	6,089,764	5,867,866	5,646,958
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	85,011,787	80,371,871	75,752,108	71,152,500	66,573,044	62,013,743	57,474,595	52,955,601	48,456,760	43,978,073	39,519,540
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	54,526,780	51,610,842	48,707,469	45,816,661	42,938,417	40,072,739	37,219,625	34,379,076	31,551,092	28,735,673	25,932,819
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	89,062,457	83,012,781	76,989,411	70,965,080	64,958,126	58,949,572	52,952,122	46,981,332	41,037,206	35,119,743	29,228,942
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	288,379,219	269,161,975	250,028,274	230,978,115	211,946,941	192,986,564	174,059,367	155,172,137	136,263,831	117,333,805	98,304,367
35	High density mixed use flatted scheme (30 flats)	30	£487,095	8,937,174	8,398,919	7,862,995	7,329,401	6,798,137	6,269,202	5,742,598	5,218,325	4,696,382	4,176,768	3,659,485
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	16,272,948	15,386,462	14,503,795	13,624,949	12,749,921	11,878,715	11,011,327	10,147,760	9,288,014	8,432,086	7,579,979
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	71,566,385	66,616,754	61,688,602	56,781,971	51,896,864	47,033,277	42,177,237	37,336,113	32,516,605	27,695,041	22,891,794
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	73,456,962	68,507,287	63,568,392	58,640,803	53,734,829	48,850,319	43,960,111	39,091,644	34,244,916	29,419,929	24,616,681
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	29,160,102	27,420,176	25,703,747	23,986,818	22,277,386	20,575,453	18,881,017	17,194,080	15,514,641	13,842,701	12,178,258
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	69,681,859	65,046,663	60,427,102	55,827,492	51,248,037	46,688,736	42,149,587	37,630,593	33,131,753	28,653,066	24,194,533
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	13,899,279	13,025,323	12,155,153	11,288,771	10,426,176	9,567,369	8,712,348	7,861,115	7,013,669	6,170,011	5,330,140
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	16,223,296	15,203,676	14,188,474	13,177,692	12,171,326	11,169,380	10,171,852	9,178,742	8,190,051	7,205,779	6,225,924
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	10,718,559	10,020,536	9,325,542	8,633,575	7,944,638	7,258,730	6,575,850	5,895,998	5,219,175	4,543,959	3,870,166
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	12,871,238	12,033,603	11,199,604	10,369,241	9,542,510	8,719,415	7,899,954	7,084,126	6,271,934	5,461,805	4,653,250
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	15,023,913	14,046,671	13,073,668	12,104,905	11,140,383	10,180,101	9,224,058	8,272,256	7,324,693	6,379,652	5,436,333

BENCHMARK LAND VALUE 4 (CLEARED LAND) £500,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£25,000	1,013,658	965,372	917,292	869,419	821,753	774,294	727,040	679,995	633,156	586,523	540,099
2	Low density housing scheme (4 houses)	4	£50,000	2,028,196	1,931,622	1,835,462	1,739,716	1,644,383	1,549,465	1,454,960	1,360,868	1,267,190	1,173,926	1,081,075
3	Low density housing scheme (9 houses)	9	£113,500	4,564,231	4,346,941	4,130,581	3,915,153	3,700,655	3,487,087	3,274,451	3,062,745	2,851,969	2,642,125	2,433,211
4	Medium density flatted sheme (5 flats)	5	£16,667	1,840,171	1,740,088	1,640,437	1,541,218	1,442,429	1,344,073	1,246,146	1,148,653	1,051,590	954,957	858,757
5	Medium density flatted scheme (7 flats)	7	£20,000	2,579,327	2,439,205	2,299,687	2,160,773	2,022,462	1,884,756	1,747,653	1,611,153	1,475,258	1,339,966	1,205,279
6	Medium density flatted scheme (9 flats)	9	£30,000	3,312,702	3,132,555	2,953,183	2,774,587	2,596,768	2,419,726	2,243,460	2,067,970	1,893,256	1,719,319	1,546,157
7	Medium density flatted scheme (30 flats)	30	£75,000	10,406,733	9,841,324	9,278,353	8,717,817	8,159,719	7,604,057	7,050,831	6,500,041	5,951,688	5,405,771	4,862,290
8	Medium density flatted scheme (75 flats)	75	£190,000	23,994,470	22,689,426	21,390,005	20,096,208	18,808,034	17,525,484	16,248,558	14,977,255	13,711,576	12,451,520	11,197,088
9	Medium density flatted scheme (250 flats)	250	£735,000	60,301,660	56,789,824	53,293,182	49,810,371	46,339,646	42,884,114	39,443,778	36,018,635	32,608,685	29,213,931	25,834,371
10	Medium density flatted scheme (600 flats)	600	£1,245,000	102,858,514	95,770,895	88,714,090	81,688,100	74,687,553	67,700,151	60,743,668	53,818,106	46,897,047	40,002,593	33,106,619
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	46,871,213	43,968,379	41,078,142	38,200,503	35,335,462	32,483,020	29,643,175	26,815,928	24,001,280	21,199,228	18,409,776
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	70,647,168	65,880,254	61,134,060	56,408,585	51,703,831	47,019,798	42,356,484	37,703,228	33,060,813	28,439,211	23,837,266
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	30,758,124	29,372,605	27,991,469	26,613,666	25,241,882	23,876,113	22,516,361	21,162,626	19,814,908	18,473,206	17,137,521
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,784,026	8,611,660	8,440,037	8,269,157	8,099,019	7,929,625	7,760,973	7,593,064	7,425,897	7,259,474	7,093,793
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,011,604	10,437,023	9,864,916	9,295,285	8,728,131	8,163,452	7,601,250	7,041,524	6,484,274	5,929,499	5,377,200
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	25,083,344	23,724,702	22,371,941	21,025,063	19,684,065	18,348,948	17,019,712	15,696,358	14,378,885	13,067,293	11,761,583
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	39,905,205	37,485,360	35,075,992	32,677,104	30,288,693	27,910,761	25,543,307	23,186,331	20,839,835	18,503,816	16,178,276
18	High density mixed use flatted scheme (300 flats)	300	£378,000	58,284,648	54,397,062	50,517,705	46,655,271	42,809,783	38,981,179	35,169,518	31,374,781	27,596,969	23,836,081	20,092,116
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	14,809,965	13,927,637	13,049,131	12,174,443	11,303,576	10,436,529	9,573,301	8,713,893	7,858,306	7,006,538	6,158,591
20	High density mixed use flatted scheme (150 flats)	150	£241,000	40,750,389	38,330,527	35,921,145	33,522,240	31,133,814	28,755,867	26,388,397	24,031,406	21,684,893	19,348,860	17,023,303
21	High density mixed use flatted scheme (480 flats)	480	£760,000	83,749,953	78,035,174	72,326,017	66,641,790	60,964,321	55,295,837	49,626,218	43,954,224	38,260,213	32,550,108	26,865,729
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	29,825,462	28,123,936	26,429,777	24,742,985	23,063,559	21,391,501	19,726,808	18,069,483	16,419,524	14,776,933	13,139,440
23	High density mixed use flatted scheme (450 flats)	450	£510,000	70,142,917	65,365,015	60,625,373	55,909,818	51,228,783	46,586,161	41,974,245	37,384,961	32,828,284	28,287,131	23,784,850
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	14,464,815	13,831,852	13,203,876	12,580,885	11,962,881	11,349,862	10,741,830	10,138,784	9,540,725	8,947,650	8,359,563
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	57,699,350	54,008,499	50,333,663	46,673,442	43,020,723	39,384,065	35,763,469	32,158,933	28,570,458	24,998,043	21,441,689
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	59,572,572	55,881,721	52,206,885	48,548,085	44,905,261	41,278,474	37,665,273	34,060,737	30,472,262	26,899,847	23,343,494
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	42,263,918	39,923,669	37,593,553	35,273,569	32,963,719	30,664,000	28,374,415	26,094,963	23,825,642	21,566,456	19,317,401
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	86,991,294	80,865,117	74,752,543	68,644,155	62,535,256	56,422,286	50,288,388	44,116,509	37,889,394	31,679,028	25,496,724
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	115,825,236	109,011,508	102,227,276	95,472,539	88,747,300	82,048,027	75,365,843	68,713,227	62,090,177	55,494,640	48,907,523
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,900,603	7,670,782	7,441,951	7,214,111	6,987,261	6,761,401	6,536,532	6,312,653	6,089,764	5,867,866	5,646,958
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	85,011,787	80,371,871	75,752,108	71,152,500	66,573,044	62,013,743	57,474,595	52,955,601	48,456,760	43,978,073	39,519,540
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	54,526,780	51,610,842	48,707,469	45,816,661	42,938,417	40,072,739	37,219,625	34,379,076	31,551,092	28,735,673	25,932,819
33	High density mixed use flatted scheme (500 flats)	500	£710,000	89,062,457	83,012,781	76,989,411	70,965,080	64,958,126	58,949,572	52,952,122	46,981,332	41,037,206	35,119,743	29,228,942
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	288,379,219	269,161,975	250,028,274	230,978,115	211,946,941	192,986,564	174,059,367	155,172,137	136,263,831	117,333,805	98,304,367
35	High density mixed use flatted scheme (30 flats)	30	£40,000	8,937,174	8,398,919	7,862,995	7,329,401	6,798,137	6,269,202	5,742,598	5,218,325	4,696,382	4,176,768	3,659,485
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	16,272,948	15,386,462	14,503,795	13,624,949	12,749,921	11,878,715	11,011,327	10,147,760	9,288,014	8,432,086	7,579,979
37	High density mixed use flatted scheme (400 flats)	400	£530,000	71,566,385	66,616,754	61,688,602	56,781,971	51,896,864	47,033,277	42,177,237	37,336,113	32,516,605	27,695,041	22,891,794
38	High density mixed use flatted scheme (400 flats)	400	£565,000	73,456,962	68,507,287	63,568,392	58,640,803	53,734,829	48,850,319	43,960,111	39,091,644	34,244,916	29,419,929	24,616,681
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	29,160,102	27,420,176	25,703,747	23,986,818	22,277,386	20,575,453	18,881,017	17,194,080	15,514,641	13,842,701	12,178,258
40	High density mixed use flatted scheme (350 flats)	350	£465,000	69,681,859	65,046,663	60,427,102	55,827,492	51,248,037	46,688,736	42,149,587	37,630,593	33,131,753	28,653,066	24,194,533
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£100,000	13,899,279	13,025,323	12,155,153	11,288,771	10,426,176	9,567,369	8,712,348	7,861,115	7,013,669	6,170,011	5,330,140
44	High density retirement flatted scheme (70 flats)	70	£100,000	16,223,296	15,203,676	14,188,474	13,177,692	12,171,326	11,169,380	10,171,852	9,178,742	8,190,051	7,205,779	6,225,924
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	10,718,559	10,020,536	9,325,542	8,633,575	7,944,638	7,258,730	6,575,850	5,895,998	5,219,175	4,543,959	3,870,166
47	High density extracare flatted scheme (60 flats)	60	£100,000	12,871,238	12,033,603	11,199,604	10,369,241	9,542,510	8,719,415	7,899,954	7,084,126	6,271,934	5,461,805	4,653,250
48	High density extracare flatted scheme (70 flats)	70	£100,000	15,023,913	14,046,671	13,073,668	12,104,905	11,140,383	10,180,101	9,224,058	8,272,256	7,324,693	6,379,652	5,436,333

Table 6.3.8: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £13,464 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY — Sales value £13,464 psm — AH tenure — Rented 50% — SO 50% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) — £15,437,665 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£771,878	1,100,200	1,047,401	994,830	942,484	890,365	838,471	786,804	735,364	684,149	633,161	582,398
2	Low density housing scheme (4 houses)	4	£1,543,757	2,201,279	2,095,682	1,990,539	1,885,847	1,781,607	1,677,821	1,574,487	1,471,606	1,369,177	1,267,200	1,165,676
3	Low density housing scheme (9 houses)	9	£3,504,327	4,953,668	4,716,076	4,479,501	4,243,946	4,009,408	3,775,889	3,543,388	3,311,904	3,081,438	2,851,991	2,623,561
4	Medium density flatted sheme (5 flats)	5	£514,586	2,022,593	1,913,001	1,803,881	1,695,233	1,587,058	1,479,355	1,372,124	1,265,365	1,159,079	1,053,264	947,922
5	Medium density flatted scheme (7 flats)	7	£617,503	2,834,719	2,681,283	2,528,509	2,376,395	2,224,942	2,074,151	1,924,021	1,774,551	1,625,744	1,477,597	1,330,110
6	Medium density flatted scheme (9 flats)	9	£926,254	3,641,063	3,443,796	3,247,382	3,051,816	2,857,100	2,663,235	2,470,218	2,278,053	2,086,737	1,896,271	1,706,655
7	Medium density flatted scheme (30 flats)	30	£2,315,635	11,447,886	10,828,183	10,211,170	9,596,826	8,985,153	8,376,150	7,769,816	7,166,152	6,565,158	5,966,834	5,371,180
8	Medium density flatted scheme (75 flats)	75	£5,866,275	26,440,437	25,007,883	23,581,499	22,161,289	20,747,250	19,339,385	17,937,690	16,542,170	15,152,819	13,769,643	12,392,638
9	Medium density flatted scheme (250 flats)	250	£22,693,221	67,046,017	63,182,590	59,335,852	55,505,800	51,692,435	47,895,757	44,115,766	40,352,463	36,605,847	32,873,959	29,154,050
10	Medium density flatted scheme (600 flats)	600	£38,439,538	116,289,303	108,519,150	100,778,537	93,056,626	85,368,550	77,714,310	70,093,906	62,494,337	54,914,040	47,367,703	39,821,442
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	51,599,940	48,404,115	45,222,150	42,054,042	38,899,793	35,759,403	32,632,872	29,520,199	26,421,385	23,336,429	20,265,332
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	79,477,836	74,236,102	69,017,129	63,820,917	58,635,398	53,467,719	48,322,878	43,200,873	38,101,707	33,011,850	27,933,677
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	34,700,588	33,175,289	31,656,590	30,144,490	28,638,989	27,140,088	25,647,786	24,162,085	22,682,982	21,210,480	19,744,577
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,757,997	8,569,084	8,380,985	8,193,700	8,007,229	7,821,571	7,636,729	7,452,700	7,269,484	7,087,083	6,905,496
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,883,591	11,253,852	10,626,825	10,002,513	9,380,913	8,762,027	8,145,853	7,532,393	6,921,647	6,313,614	5,708,294
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	27,447,725	25,957,166	24,473,056	22,995,395	21,524,183	20,059,420	18,601,106	17,149,240	15,703,823	14,264,855	12,832,336
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	45,243,305	42,582,412	39,933,034	37,295,171	34,668,825	32,053,994	29,450,677	26,858,877	24,278,593	21,709,824	19,152,571
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	67,095,118	62,834,256	58,591,886	54,347,915	50,117,016	45,904,721	41,711,029	37,535,941	33,379,458	29,241,578	25,122,303
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	16,958,004	15,989,147	15,024,482	14,064,010	13,107,731	12,155,643	11,207,747	10,264,044	9,324,533	8,389,215	7,458,089
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	47,134,479	44,476,743	41,830,509	39,195,775	36,572,544	33,960,813	31,360,584	28,771,855	26,194,628	23,626,181	21,068,913
21	High density mixed use flatted scheme (480 flats)	480	£23,485,099	96,502,586	90,230,697	83,986,052	77,754,034	71,531,847	65,331,927	59,125,542	52,922,526	46,707,095	40,457,908	34,201,786
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	32,163,665	30,295,008	28,434,436	26,581,949	24,737,550	22,901,236	21,073,007	19,252,865	17,440,810	15,635,957	13,836,443
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	78,820,515	73,568,557	68,353,273	63,180,018	58,048,791	52,959,592	47,893,294	42,867,042	37,875,747	32,906,706	27,960,326
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	14,520,229	13,825,781	13,136,801	12,453,291	11,775,251	11,102,678	10,435,575	9,773,942	9,117,777	8,467,082	7,821,856
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	65,087,960	61,027,053	56,983,735	52,958,025	48,949,922	44,959,429	40,986,544	37,030,855	33,080,609	29,148,030	25,233,116
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	66,350,848	62,289,922	58,246,603	54,220,893	50,212,791	46,222,297	42,249,412	38,294,134	34,356,464	30,430,167	26,515,253
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	46,855,458	44,283,805	41,723,279	39,173,883	36,635,613	34,108,474	31,592,463	29,087,579	26,593,824	24,111,198	21,639,701
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	95,482,393	88,776,891	82,072,752	75,391,157	68,704,851	62,023,139	55,328,475	48,602,310	41,823,653	34,980,988	28,169,205
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	128,077,974	120,607,495	113,161,664	105,748,186	98,367,064	91,018,298	83,701,886	76,417,830	69,158,716	61,919,702	54,713,133
30	Intensification scheme (industrial with 12 flats)	12	£6,020,851	8,309,418	8,057,533	7,806,734	7,557,020	7,308,393	7,060,850	6,814,392	6,569,019	6,324,733	6,081,531	5,839,415
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	95,076,495	89,972,594	84,890,842	79,831,240	74,793,788	69,778,487	64,785,335	59,814,334	54,865,483	49,938,782	45,034,232
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	59,718,615	56,515,301	53,325,789	50,150,079	46,988,171	43,840,063	40,705,756	37,585,251	34,478,548	31,385,646	28,306,546
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	101,392,984	94,772,550	88,155,553	81,558,713	74,984,011	68,403,214	61,832,424	55,260,213	48,717,320	42,203,748	35,719,494
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	320,849,719	299,804,361	278,850,405	257,925,521	237,082,916	216,330,668	195,581,247	174,909,734	154,235,549	133,552,393	112,815,315
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	10,131,499	9,540,782	8,952,619	8,367,012	7,783,962	7,203,468	6,625,529	6,050,147	5,477,320	4,907,049	4,339,334
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	17,932,797	16,959,782	15,990,958	15,026,326	14,065,887	13,109,640	12,157,584	11,209,721	10,266,051	9,326,573	8,391,287
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	80,965,932	75,540,561	70,138,756	64,760,518	59,403,521	54,054,841	48,729,806	43,428,419	38,143,081	32,864,536	27,604,332
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	81,840,243	76,396,978	70,977,358	65,581,385	60,207,947	54,834,368	49,484,548	44,149,444	38,815,243	33,504,943	28,218,548
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	33,529,969	31,628,029	29,734,318	27,848,838	25,971,585	24,102,565	22,241,773	20,389,210	18,544,878	16,708,776	14,880,903
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	78,738,413	73,655,195	68,594,035	63,554,935	58,526,907	53,511,606	48,518,454	43,547,453	38,598,602	33,671,901	28,767,351
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	15,546,286	14,586,469	13,630,809	12,679,306	11,731,960	10,788,770	9,849,737	8,914,861	7,984,140	7,057,577	6,135,171
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	18,144,805	17,025,015	15,910,073	14,799,982	13,694,740	12,594,348	11,498,804	10,408,111	9,322,268	8,241,272	7,165,127
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	12,038,650	11,271,809	10,508,293	9,748,102	8,991,235	8,237,694	7,487,476	6,740,584	5,997,016	5,256,774	4,519,855
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	14,455,345	13,535,131	12,618,907	11,706,672	10,798,427	9,894,172	8,993,906	8,097,630	7,205,343	6,317,047	5,432,740
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	16,872,040	15,798,453	14,729,520	13,665,242	12,605,619	11,550,650	10,500,336	9,454,676	8,413,671	7,377,320	6,345,624

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL — £9,171,614 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£458,581	1,100,200	1,047,401	994,830	942,484	890,365	838,471	786,804	735,364	684,149	633,161	582,398
2	Low density housing scheme (4 houses)	4	£917,161	2,201,279	2,095,682	1,990,539	1,885,847	1,781,607	1,677,821	1,574,487	1,471,606	1,369,177	1,267,200	1,165,676
3	Low density housing scheme (9 houses)	9	£2,081,956	4,953,668	4,716,076	4,479,501	4,243,946	4,009,408	3,775,889	3,543,388	3,311,904	3,081,438	2,851,991	2,623,561
4	Medium density flatted sheme (5 flats)	5	£305,720	2,022,593	1,913,001	1,803,881	1,695,233	1,587,058	1,479,355	1,372,124	1,265,365	1,159,079	1,053,264	947,922
5	Medium density flatted scheme (7 flats)	7	£366,865	2,834,719	2,681,283	2,528,509	2,376,395	2,224,942	2,074,151	1,924,021	1,774,551	1,625,744	1,477,597	1,330,110
6	Medium density flatted scheme (9 flats)	9	£550,297	3,641,063	3,443,796	3,247,382	3,051,816	2,857,100	2,663,235	2,470,218	2,278,053	2,086,737	1,896,271	1,706,655
7	Medium density flatted scheme (30 flats)	30	£1,375,742	11,447,886	10,828,183	10,211,170	9,596,826	8,985,153	8,376,150	7,769,816	7,166,152	6,565,158	5,966,834	5,371,180
8	Medium density flatted scheme (75 flats)	75	£3,485,213	26,440,437	25,007,883	23,581,499	22,161,289	20,747,250	19,339,385	17,937,690	16,542,170	15,152,819	13,769,643	12,392,638
9	Medium density flatted scheme (250 flats)	250	£13,482,272	67,046,017	63,182,590	59,335,852	55,505,800	51,692,435	47,895,757	44,115,766	40,352,463	36,605,847	32,873,959	29,154,050
10	Medium density flatted scheme (600 flats)	600	£22,837,319	116,289,303	108,519,150	100,778,537	93,056,626	85,368,550	77,714,310	70,093,906	62,494,337	54,914,040	47,367,703	39,821,442
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	51,599,940	48,404,115	45,222,150	42,054,042	38,899,793	35,759,403	32,632,872	29,520,199	26,421,385	23,336,429	20,265,332
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	79,477,836	74,236,102	69,017,129	63,820,917	58,635,398	53,467,719	48,322,878	43,200,873	38,101,707	33,011,850	27,933,677
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	34,700,588	33,175,289	31,656,590	30,144,490	28,638,989	27,140,088	25,647,786	24,162,085	22,682,982	21,210,480	19,744,577
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,757,997	8,569,084	8,380,985	8,193,700	8,007,229	7,821,571	7,636,729	7,452,700	7,269,484	7,087,083	6,905,496
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,883,591	11,253,852	10,626,825	10,002,513	9,380,913	8,762,027	8,145,853	7,532,393	6,921,647	6,313,614	5,708,294
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	27,447,725	25,957,166	24,473,056	22,995,395	21,524,183	20,059,420	18,601,106	17,149,240	15,703,823	14,264,855	12,832,336
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	45,243,305	42,582,412	39,933,034	37,295,171	34,668,825	32,053,994	29,450,677	26,858,877	24,278,593	21,709,824	19,152,571
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	67,095,118	62,834,256	58,591,886	54,347,915	50,117,016	45,904,721	41,711,029	37,535,941	33,379,458	29,241,578	25,122,303
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	16,958,004	15,989,147	15,024,482	14,064,010	13,107,731	12,155,643	11,207,747	10,264,044	9,324,533	8,389,215	7,458,089
20	High density mixed use flatted scheme (150 flats)	150	£4,420,716	47,134,479	44,476,743	41,830,509	39,195,775	36,572,544	33,960,813	31,360,584	28,771,855	26,194,628	23,626,181	21,068,913
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	96,502,586	90,230,697	83,986,052	77,754,034	71,531,847	65,331,927	59,125,542	52,922,526	46,707,095	40,457,908	34,201,786
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	32,163,665	30,295,008	28,434,436	26,581,949	24,737,550	22,901,236	21,073,007	19,252,865	17,440,810	15,635,957	13,836,443
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	78,820,515	73,568,557	68,353,273	63,180,018	58,048,791	52,959,592	47,893,294	42,867,042	37,875,747	32,906,706	27,960,326
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	14,520,229	13,825,781	13,136,801	12,453,291	11,775,251	11,102,678	10,435,575	9,773,942	9,117,777	8,467,082	7,821,856
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	65,087,960	61,027,053	56,983,735	52,958,025	48,949,922	44,959,429	40,986,544	37,030,855	33,080,609	29,148,030	25,233,116
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	66,350,848	62,289,922	58,246,603	54,220,893	50,212,791	46,222,297	42,249,412	38,294,134	34,356,464	30,430,167	26,515,253
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	46,855,458	44,283,805	41,723,279	39,173,883	36,635,613	34,108,474	31,592,463	29,087,579	26,593,824	24,111,198	21,639,701
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	95,482,393	88,776,891	82,072,752	75,391,157	68,704,851	62,023,139	55,328,475	48,602,310	41,823,653	34,980,988	28,169,205
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	128,077,974	120,607,495	113,161,664	105,748,186	98,367,064	91,018,298	83,701,886	76,417,830	69,158,716	61,919,702	54,713,133
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,309,418	8,057,533	7,806,734	7,557,020	7,308,393	7,060,850	6,814,392	6,569,019	6,324,733	6,081,531	5,839,415
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	95,076,495	89,972,594	84,890,842	79,831,240	74,793,788	69,778,487	64,785,335	59,814,334	54,865,483	49,938,782	45,034,232
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	59,718,615	56,515,301	53,325,789	50,150,079	46,988,171	43,840,063	40,705,756	37,585,251	34,478,548	31,385,646	28,306,546
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	101,392,984	94,772,550	88,155,553	81,558,713	74,984,011	68,403,214	61,832,424	55,260,213	48,717,320	42,203,748	35,719,494
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	320,849,719	299,804,361	278,850,405	257,925,521	237,082,916	216,330,668	195,581,247	174,909,734	154,235,549	133,552,393	112,815,315
35	High density mixed use flatted scheme (30 flats)	30	£733,729	10,131,499	9,540,782	8,952,619	8,367,012	7,783,962	7,203,468	6,625,529	6,050,147	5,477,320	4,907,049	4,339,334
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	17,932,797	16,959,782	15,990,958	15,026,326	14,065,887	13,109,640	12,157,584	11,209,721	10,266,051	9,326,573	8,391,287
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	80,965,932	75,540,561	70,138,756	64,760,518	59,403,521	54,054,841	48,729,806	43,428,419	38,143,081	32,864,536	27,604,332
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	81,840,243	76,396,978	70,977,358	65,581,385	60,207,947	54,834,368	49,484,548	44,149,444	38,815,243	33,504,943	28,218,548
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	33,529,969	31,628,029	29,734,318	27,848,838	25,971,585	24,102,565	22,241,773	20,389,210	18,544,878	16,708,776	14,880,903
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	78,738,413	73,655,195	68,594,035	63,554,935	58,526,907	53,511,606	48,518,454	43,547,453	38,598,602	33,671,901	28,767,351
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	15,546,286	14,586,469	13,630,809	12,679,306	11,731,960	10,788,770	9,849,737	8,914,861	7,984,140	7,057,577	6,135,171
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	18,144,805	17,025,015	15,910,073	14,799,982	13,694,740	12,594,348	11,498,804	10,408,111	9,322,268	8,241,272	7,165,127
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	12,038,650	11,271,809	10,508,293	9,748,102	8,991,235	8,237,694	7,487,476	6,740,584	5,997,016	5,256,774	4,519,855
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	14,455,345	13,535,131	12,618,907	11,706,672	10,798,427	9,894,172	8,993,906	8,097,630	7,205,343	6,317,047	5,432,740
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	16,872,040	15,798,453	14,729,520	13,665,242	12,605,619	11,550,650	10,500,336	9,454,676	8,413,671	7,377,320	6,345,624

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) — £6,088,685 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£304,434	1,100,200	1,047,401	994,830	942,484	890,365	838,471	786,804	735,364	684,149	633,161	582,398
2	Low density housing scheme (4 houses)	4	£608,869	2,201,279	2,095,682	1,990,539	1,885,847	1,781,607	1,677,821	1,574,487	1,471,606	1,369,177	1,267,200	1,165,676
3	Low density housing scheme (9 houses)	9	£1,382,131	4,953,668	4,716,076	4,479,501	4,243,946	4,009,408	3,775,889	3,543,388	3,311,904	3,081,438	2,851,991	2,623,561
4	Medium density flatted sheme (5 flats)	5	£202,956	2,022,593	1,913,001	1,803,881	1,695,233	1,587,058	1,479,355	1,372,124	1,265,365	1,159,079	1,053,264	947,922
5	Medium density flatted scheme (7 flats)	7	£243,547	2,834,719	2,681,283	2,528,509	2,376,395	2,224,942	2,074,151	1,924,021	1,774,551	1,625,744	1,477,597	1,330,110
6	Medium density flatted scheme (9 flats)	9	£365,321	3,641,063	3,443,796	3,247,382	3,051,816	2,857,100	2,663,235	2,470,218	2,278,053	2,086,737	1,896,271	1,706,655
7	Medium density flatted scheme (30 flats)	30	£913,303	11,447,886	10,828,183	10,211,170	9,596,826	8,985,153	8,376,150	7,769,816	7,166,152	6,565,158	5,966,834	5,371,180
8	Medium density flatted scheme (75 flats)	75	£2,313,700	26,440,437	25,007,883	23,581,499	22,161,289	20,747,250	19,339,385	17,937,690	16,542,170	15,152,819	13,769,643	12,392,638
9	Medium density flatted scheme (250 flats)	250	£8,950,367	67,046,017	63,182,590	59,335,852	55,505,800	51,692,435	47,895,757	44,115,766	40,352,463	36,605,847	32,873,959	29,154,050
10	Medium density flatted scheme (600 flats)	600	£15,160,626	116,289,303	108,519,150	100,778,537	93,056,626	85,368,550	77,714,310	70,093,906	62,494,337	54,914,040	47,367,703	39,821,442
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	51,599,940	48,404,115	45,222,150	42,054,042	38,899,793	35,759,403	32,632,872	29,520,199	26,421,385	23,336,429	20,265,332
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	79,477,836	74,236,102	69,017,129	63,820,917	58,635,398	53,467,719	48,322,878	43,200,873	38,101,707	33,011,850	27,933,677
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	34,700,588	33,175,289	31,656,590	30,144,490	28,638,989	27,140,088	25,647,786	24,162,085	22,682,982	21,210,480	19,744,577
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,757,997	8,569,084	8,380,985	8,193,700	8,007,229	7,821,571	7,636,729	7,452,700	7,269,484	7,087,083	6,905,496
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,883,591	11,253,852	10,626,825	10,002,513	9,380,913	8,762,027	8,145,853	7,532,393	6,921,647	6,313,614	5,708,294
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	27,447,725	25,957,166	24,473,056	22,995,395	21,524,183	20,059,420	18,601,106	17,149,240	15,703,823	14,264,855	12,832,336
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	45,243,305	42,582,412	39,933,034	37,295,171	34,668,825	32,053,994	29,450,677	26,858,877	24,278,593	21,709,824	19,152,571
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	67,095,118	62,834,256	58,591,886	54,347,915	50,117,016	45,904,721	41,711,029	37,535,941	33,379,458	29,241,578	25,122,303
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	16,958,004	15,989,147	15,024,482	14,064,010	13,107,731	12,155,643	11,207,747	10,264,044	9,324,533	8,389,215	7,458,089
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	47,134,479	44,476,743	41,830,509	39,195,775	36,572,544	33,960,813	31,360,584	28,771,855	26,194,628	23,626,181	21,068,913
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	96,502,586	90,230,697	83,986,052	77,754,034	71,531,847	65,331,927	59,125,542	52,922,526	46,707,095	40,457,908	34,201,786
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	32,163,665	30,295,008	28,434,436	26,581,949	24,737,550	22,901,236	21,073,007	19,252,865	17,440,810	15,635,957	13,836,443
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	78,820,515	73,568,557	68,353,273	63,180,018	58,048,791	52,959,592	47,893,294	42,867,042	37,875,747	32,906,706	27,960,326
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	14,520,229	13,825,781	13,136,801	12,453,291	11,775,251	11,102,678	10,435,575	9,773,942	9,117,777	8,467,082	7,821,856
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	65,087,960	61,027,053	56,983,735	52,958,025	48,949,922	44,959,429	40,986,544	37,030,855	33,080,609	29,148,030	25,233,116
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	66,350,848	62,289,922	58,246,603	54,220,893	50,212,791	46,222,297	42,249,412	38,294,134	34,356,464	30,430,167	26,515,253
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	46,855,458	44,283,805	41,723,279	39,173,883	36,635,613	34,108,474	31,592,463	29,087,579	26,593,824	24,111,198	21,639,701
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	95,482,393	88,776,891	82,072,752	75,391,157	68,704,851	62,023,139	55,328,475	48,602,310	41,823,653	34,980,988	28,169,205
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	128,077,974	120,607,495	113,161,664	105,748,186	98,367,064	91,018,298	83,701,886	76,417,830	69,158,716	61,919,702	54,713,133
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	8,309,418	8,057,533	7,806,734	7,557,020	7,308,393	7,060,850	6,814,392	6,569,019	6,324,733	6,081,531	5,839,415
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	95,076,495	89,972,594	84,890,842	79,831,240	74,793,788	69,778,487	64,785,335	59,814,334	54,865,483	49,938,782	45,034,232
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	59,718,615	56,515,301	53,325,789	50,150,079	46,988,171	43,840,063	40,705,756	37,585,251	34,478,548	31,385,646	28,306,546
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	101,392,984	94,772,550	88,155,553	81,558,713	74,984,011	68,403,214	61,832,424	55,260,213	48,717,320	42,203,748	35,719,494
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	320,849,719	299,804,361	278,850,405	257,925,521	237,082,916	216,330,668	195,581,247	174,909,734	154,235,549	133,552,393	112,815,315
35	High density mixed use flatted scheme (30 flats)	30	£487,095	10,131,499	9,540,782	8,952,619	8,367,012	7,783,962	7,203,468	6,625,529	6,050,147	5,477,320	4,907,049	4,339,334
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	17,932,797	16,959,782	15,990,958	15,026,326	14,065,887	13,109,640	12,157,584	11,209,721	10,266,051	9,326,573	8,391,287
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	80,965,932	75,540,561	70,138,756	64,760,518	59,403,521	54,054,841	48,729,806	43,428,419	38,143,081	32,864,536	27,604,332
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	81,840,243	76,396,978	70,977,358	65,581,385	60,207,947	54,834,368	49,484,548	44,149,444	38,815,243	33,504,943	28,218,548
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	33,529,969	31,628,029	29,734,318	27,848,838	25,971,585	24,102,565	22,241,773	20,389,210	18,544,878	16,708,776	14,880,903
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	78,738,413	73,655,195	68,594,035	63,554,935	58,526,907	53,511,606	48,518,454	43,547,453	38,598,602	33,671,901	28,767,351
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	15,546,286	14,586,469	13,630,809	12,679,306	11,731,960	10,788,770	9,849,737	8,914,861	7,984,140	7,057,577	6,135,171
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	18,144,805	17,025,015	15,910,073	14,799,982	13,694,740	12,594,348	11,498,804	10,408,111	9,322,268	8,241,272	7,165,127
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	12,038,650	11,271,809	10,508,293	9,748,102	8,991,235	8,237,694	7,487,476	6,740,584	5,997,016	5,256,774	4,519,855
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	14,455,345	13,535,131	12,618,907	11,706,672	10,798,427	9,894,172	8,993,906	8,097,630	7,205,343	6,317,047	5,432,740
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	16,872,040	15,798,453	14,729,520	13,665,242	12,605,619	11,550,650	10,500,336	9,454,676	8,413,671	7,377,320	6,345,624

BENCHMARK LAND VALUE 4 (CLEARED LAND) — £500,000 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£25,000	1,100,200	1,047,401	994,830	942,484	890,365	838,471	786,804	735,364	684,149	633,161	582,398
2	Low density housing scheme (4 houses)	4	£50,000	2,201,279	2,095,682	1,990,539	1,885,847	1,781,607	1,677,821	1,574,487	1,471,606	1,369,177	1,267,200	1,165,676
3	Low density housing scheme (9 houses)	9	£113,500	4,953,668	4,716,076	4,479,501	4,243,946	4,009,408	3,775,889	3,543,388	3,311,904	3,081,438	2,851,991	2,623,561
4	Medium density flatted sheme (5 flats)	5	£16,667	2,022,593	1,913,001	1,803,881	1,695,233	1,587,058	1,479,355	1,372,124	1,265,365	1,159,079	1,053,264	947,922
5	Medium density flatted scheme (7 flats)	7	£20,000	2,834,719	2,681,283	2,528,509	2,376,395	2,224,942	2,074,151	1,924,021	1,774,551	1,625,744	1,477,597	1,330,110
6	Medium density flatted scheme (9 flats)	9	£30,000	3,641,063	3,443,796	3,247,382	3,051,816	2,857,100	2,663,235	2,470,218	2,278,053	2,086,737	1,896,271	1,706,655
7	Medium density flatted scheme (30 flats)	30	£75,000	11,447,886	10,828,183	10,211,170	9,596,826	8,985,153	8,376,150	7,769,816	7,166,152	6,565,158	5,966,834	5,371,180
8	Medium density flatted scheme (75 flats)	75	£190,000	26,440,437	25,007,883	23,581,499	22,161,289	20,747,250	19,339,385	17,937,690	16,542,170	15,152,819	13,769,643	12,392,638
9	Medium density flatted scheme (250 flats)	250	£735,000	67,046,017	63,182,590	59,335,852	55,505,800	51,692,435	47,895,757	44,115,766	40,352,463	36,605,847	32,873,959	29,154,050
10	Medium density flatted scheme (600 flats)	600	£1,245,000	116,289,303	108,519,150	100,778,537	93,056,626	85,368,550	77,714,310	70,093,906	62,494,337	54,914,040	47,367,703	39,821,442
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	51,599,940	48,404,115	45,222,150	42,054,042	38,899,793	35,759,403	32,632,872	29,520,199	26,421,385	23,336,429	20,265,332
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	79,477,836	74,236,102	69,017,129	63,820,917	58,635,398	53,467,719	48,322,878	43,200,873	38,101,707	33,011,850	27,933,677
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	34,700,588	33,175,289	31,656,590	30,144,490	28,638,989	27,140,088	25,647,786	24,162,085	22,682,982	21,210,480	19,744,577
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,757,997	8,569,084	8,380,985	8,193,700	8,007,229	7,821,571	7,636,729	7,452,700	7,269,484	7,087,083	6,905,496
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,883,591	11,253,852	10,626,825	10,002,513	9,380,913	8,762,027	8,145,853	7,532,393	6,921,647	6,313,614	5,708,294
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	27,447,725	25,957,166	24,473,056	22,995,395	21,524,183	20,059,420	18,601,106	17,149,240	15,703,823	14,264,855	12,832,336
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	45,243,305	42,582,412	39,933,034	37,295,171	34,668,825	32,053,994	29,450,677	26,858,877	24,278,593	21,709,824	19,152,571
18	High density mixed use flatted scheme (300 flats)	300	£378,000	67,095,118	62,834,256	58,591,886	54,347,915	50,117,016	45,904,721	41,711,029	37,535,941	33,379,458	29,241,578	25,122,303
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	16,958,004	15,989,147	15,024,482	14,064,010	13,107,731	12,155,643	11,207,747	10,264,044	9,324,533	8,389,215	7,458,089
20	High density mixed use flatted scheme (150 flats)	150	£241,000	47,134,479	44,476,743	41,830,509	39,195,775	36,572,544	33,960,813	31,360,584	28,771,855	26,194,628	23,626,181	21,068,913
21	High density mixed use flatted scheme (480 flats)	480	£760,000	96,502,586	90,230,697	83,986,052	77,754,034	71,531,847	65,331,927	59,125,542	52,922,526	46,707,095	40,457,908	34,201,786
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	32,163,665	30,295,008	28,434,436	26,581,949	24,737,550	22,901,236	21,073,007	19,252,865	17,440,810	15,635,957	13,836,443
23	High density mixed use flatted scheme (450 flats)	450	£510,000	78,820,515	73,568,557	68,353,273	63,180,018	58,048,791	52,959,592	47,893,294	42,867,042	37,875,747	32,906,706	27,960,326
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	14,520,229	13,825,781	13,136,801	12,453,291	11,775,251	11,102,678	10,435,575	9,773,942	9,117,777	8,467,082	7,821,856
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	65,087,960	61,027,053	56,983,735	52,958,025	48,949,922	44,959,429	40,986,544	37,030,855	33,080,609	29,148,030	25,233,116
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	66,350,848	62,289,922	58,246,603	54,220,893	50,212,791	46,222,297	42,249,412	38,294,134	34,356,464	30,430,167	26,515,253
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	46,855,458	44,283,805	41,723,279	39,173,883	36,635,613	34,108,474	31,592,463	29,087,579	26,593,824	24,111,198	21,639,701
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	95,482,393	88,776,891	82,072,752	75,391,157	68,704,851	62,023,139	55,328,475	48,602,310	41,823,653	34,980,988	28,169,205
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	128,077,974	120,607,495	113,161,664	105,748,186	98,367,064	91,018,298	83,701,886	76,417,830	69,158,716	61,919,702	54,713,133
30	Intensification scheme (industrial with 12 flats)	12	£195,000	8,309,418	8,057,533	7,806,734	7,557,020	7,308,393	7,060,850	6,814,392	6,569,019	6,324,733	6,081,531	5,839,415
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	95,076,495	89,972,594	84,890,842	79,831,240	74,793,788	69,778,487	64,785,335	59,814,334	54,865,483	49,938,782	45,034,232
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	59,718,615	56,515,301	53,325,789	50,150,079	46,988,171	43,840,063	40,705,756	37,585,251	34,478,548	31,385,646	28,306,546
33	High density mixed use flatted scheme (500 flats)	500	£710,000	101,392,984	94,772,550	88,155,553	81,558,713	74,984,011	68,403,214	61,832,424	55,260,213	48,717,320	42,203,748	35,719,494
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	320,849,719	299,804,361	278,850,405	257,925,521	237,082,916	216,330,668	195,581,247	174,909,734	154,235,549	133,552,393	112,815,315
35	High density mixed use flatted scheme (30 flats)	30	£40,000	10,131,499	9,540,782	8,952,619	8,367,012	7,783,962	7,203,468	6,625,529	6,050,147	5,477,320	4,907,049	4,339,334
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	17,932,797	16,959,782	15,990,958	15,026,326	14,065,887	13,109,640	12,157,584	11,209,721	10,266,051	9,326,573	8,391,287
37	High density mixed use flatted scheme (400 flats)	400	£530,000	80,965,932	75,540,561	70,138,756	64,760,518	59,403,521	54,054,841	48,729,806	43,428,419	38,143,081	32,864,536	27,604,332
38	High density mixed use flatted scheme (400 flats)	400	£565,000	81,840,243	76,396,978	70,977,358	65,581,385	60,207,947	54,834,368	49,484,548	44,149,444	38,815,243	33,504,943	28,218,548
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	33,529,969	31,628,029	29,734,318	27,848,838	25,971,585	24,102,565	22,241,773	20,389,210	18,544,878	16,708,776	14,880,903
40	High density mixed use flatted scheme (350 flats)	350	£465,000	78,738,413	73,655,195	68,594,035	63,554,935	58,526,907	53,511,606	48,518,454	43,547,453	38,598,602	33,671,901	28,767,351
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	£100,000	15,546,286	14,586,469	13,630,809	12,679,306	11,731,960	10,788,770	9,849,737	8,914,861	7,984,140	7,057,577	6,135,171
44	High density retirement flatted scheme (70 flats)	70	£100,000	18,144,805	17,025,015	15,910,073	14,799,982	13,694,740	12,594,348	11,498,804	10,408,111	9,322,268	8,241,272	7,165,127
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	12,038,650	11,271,809	10,508,293	9,748,102	8,991,235	8,237,694	7,487,476	6,740,584	5,997,016	5,256,774	4,519,855
47	High density extracare flatted scheme (60 flats)	60	£100,000	14,455,345	13,535,131	12,618,907	11,706,672	10,798,427	9,894,172	8,993,906	8,097,630	7,205,343	6,317,047	5,432,740
48	High density extracare flatted scheme (70 flats)	70	£100,000	16,872,040	15,798,453	14,729,520	13,665,242	12,605,619	11,550,650	10,500,336	9,454,676	8,413,671	7,377,320	6,345,624

Table 6.3.9: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £14,240 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY   Sales value €14,240 psm   AH tenure   Rented 50%   SO 50%   Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)   £15,437,565 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	€771,878	1,109,247	1,055,977	1,002,905	950,123	897,537	845,180	793,052	741,152	689,480	638,036	586,821
2	Low density housing scheme (4 houses)	4	€1,543,757	2,219,373	2,112,833	2,006,750	1,901,123	1,795,954	1,691,240	1,586,983	1,483,182	1,379,838	1,276,951	1,174,520
3	Low density housing scheme (9 houses)	9	€3,504,327	4,994,380	4,754,666	4,515,979	4,278,319	4,041,686	3,806,081	3,571,502	3,337,951	3,105,428	2,873,930	2,643,460
4	Medium density flatted sheme (5 flats)	5	€514,586	2,011,280	1,902,278	1,793,746	1,685,682	1,578,089	1,470,965	1,364,312	1,258,127	1,152,412	1,047,168	942,393
5	Medium density flatted scheme (7 flats)	7	€617,503	2,818,881	2,666,271	2,514,319	2,363,024	2,212,388	2,062,406	1,913,084	1,764,419	1,616,411	1,469,061	1,322,369
6	Medium density flatted scheme (9 flats)	9	€926,254	3,620,700	3,424,496	3,229,138	3,034,624	2,840,956	2,648,134	2,456,156	2,265,025	2,074,738	1,885,298	1,696,702
7	Medium density flatted scheme (30 flats)	30	€2,315,635	11,347,406	10,732,960	10,121,161	9,512,010	8,905,506	8,301,649	7,700,440	7,101,878	6,505,964	5,912,697	5,322,077
8	Medium density flatted scheme (75 flats)	75	€5,866,275	26,086,269	24,672,177	23,264,178	21,862,272	20,466,458	19,076,737	17,693,109	16,315,574	14,944,133	13,578,783	12,219,527
9	Medium density flatted scheme (250 flats)	250	€22,693,221	65,029,970	61,267,807	57,521,887	53,792,220	50,078,805	46,381,642	42,700,731	39,036,072	35,387,665	31,755,510	28,139,608
10	Medium density flatted scheme (600 flats)	600	€38,439,538	110,824,302	103,302,538	95,813,460	88,357,070	80,933,366	73,542,346	66,168,063	58,815,928	51,495,005	44,188,679	36,897,816
11	Medium density mixed use flatted scheme (200 flats)	200	€30,566,379	50,126,493	47,007,481	43,901,997	40,810,040	37,731,612	34,666,712	31,615,340	28,577,497	25,553,181	22,542,393	19,544,285
12	Medium density mixed use flatted scheme (400 flats)	400	€30,103,253	75,949,375	70,877,241	65,827,140	60,799,073	55,793,039	50,809,039	45,830,688	40,871,438	35,934,308	31,019,300	26,112,618
13	Medium density mixed use flatted scheme (80 flats)	80	€15,900,892	34,346,710	32,844,874	31,348,924	29,854,571	28,366,741	26,885,433	25,410,647	23,942,385	22,480,645	21,025,428	19,576,733
14	Intensification scheme (industrial with 9 flats)	9	€4,476,894	8,727,370	8,540,053	8,353,544	8,167,842	7,982,946	7,798,859	7,615,578	7,433,104	7,251,437	7,070,578	6,890,526
15	Medium density mixed use flatted scheme (30 flats)	30	€3,751,328	11,781,409	11,157,081	10,535,354	9,916,318	9,299,971	8,686,315	8,075,350	7,467,075	6,861,491	6,258,596	5,658,393
16	Medium density mixed use flatted scheme (75 flats)	75	€4,538,644	27,172,610	25,696,393	24,226,564	22,763,121	21,306,066	19,855,398	18,411,117	16,973,223	15,541,716	14,116,597	12,697,864
17	Medium density mixed use flatted scheme (150 flats)	150	€11,115,047	44,455,170	41,835,362	39,226,894	36,629,764	34,043,973	31,469,522	28,906,408	26,354,634	23,814,197	21,285,101	18,767,343
18	High density mixed use flatted scheme (300 flats)	300	€11,670,799	64,388,025	60,246,172	56,121,505	52,014,021	47,926,121	43,855,405	39,802,674	35,767,927	31,751,163	27,752,385	23,771,590
19	Medium density mixed use flatted scheme (50 flats)	50	€4,476,894	16,720,761	15,764,272	14,811,922	13,863,712	12,919,639	11,979,706	11,043,913	10,112,258	9,184,743	8,261,365	7,342,128
20	High density mixed use flatted scheme (150 flats)	150	€7,440,907	46,371,667	43,751,844	41,143,361	38,546,215	35,960,408	33,385,941	30,822,812	28,271,022	25,730,570	23,201,458	20,683,685
21	High density mixed use flatted scheme (480 flats)	480	€23,465,099	91,891,406	85,831,826	79,787,371	73,748,024	67,735,153	61,721,003	55,721,121	49,705,801	43,680,172	37,657,354	31,661,655
22	Medium density mixed use flatted scheme (100 flats)	100	€7,842,283	31,694,627	29,848,527	28,010,215	26,179,695	24,357,566	22,543,225	20,736,876	18,938,516	17,148,147	15,365,768	13,591,379
23	High density mixed use flatted scheme (450 flats)	450	€15,746,317	75,230,803	70,160,066	65,120,971	60,122,518	55,164,707	50,241,581	45,342,910	40,485,070	35,655,524	30,850,813	26,087,184
24	Medium density mixed use flatted scheme (40 flats)	40	€9,262,539	14,369,853	13,683,529	13,002,612	12,327,099	11,656,992	10,992,289	10,332,993	9,679,101	9,030,615	8,387,534	7,749,859
25	Medium density mixed use flatted scheme (250 flats)	250	€35,506,400	63,311,121	59,342,823	55,384,086	51,441,439	47,516,041	43,607,892	39,716,994	35,843,343	31,986,944	28,147,792	24,325,891
26	Medium density mixed use flatted scheme (250 flats)	250	€27,633,242	64,573,989	60,605,691	56,654,604	52,720,726	48,796,179	44,890,030	40,999,131	37,125,481	33,269,081	29,429,930	25,608,028
27	Medium density mixed use flatted scheme (140 flats)	140	€9,262,539	46,158,049	43,620,856	41,096,634	38,583,384	36,081,108	33,589,800	31,109,465	28,640,101	26,181,710	23,734,289	21,297,840
28	Medium density mixed use flatted scheme (600 flats)	600	€54,185,855	88,874,967	82,257,167	75,835,343	69,434,941	63,023,133	56,612,582	50,183,654	43,716,607	37,236,662	30,785,851	24,364,174
29	Medium density mixed use flatted scheme (500 flats)	500	€43,379,559	125,267,544	117,923,870	110,611,973	103,331,854	96,083,514	88,866,952	81,682,168	74,529,161	67,392,881	60,282,975	53,204,960
30	Intensification scheme (industrial with 12 flats)	12	€6,020,651	8,268,580	8,018,825	7,770,145	7,522,543	7,276,016	7,030,565	6,786,191	6,542,893	6,300,670	6,059,525	5,819,455
31	Medium density mixed use flatted scheme (350 flats)	350	€33,608,268	91,991,862	87,048,766	82,127,126	77,226,946	72,348,223	67,490,959	62,655,153	57,840,805	53,047,915	48,276,484	43,526,511
32	Medium density mixed use flatted scheme (180 flats)	180	€19,296,957	58,834,350	55,677,135	52,533,522	49,403,512	46,287,106	43,184,302	40,095,102	37,019,504	33,957,510	30,909,119	27,874,331
33	High density mixed use flatted scheme (500 flats)	500	€21,921,343	96,495,091	90,084,571	83,680,239	77,303,863	70,932,444	64,568,036	58,232,977	51,925,468	45,646,110	39,394,902	33,171,844
34	Medium density mixed use flatted scheme (1750 flats)	1,750	€164,101,320	304,802,790	284,461,073	264,207,748	244,029,271	223,868,576	203,796,647	183,752,322	163,753,922	143,740,366	123,713,076	103,611,624
35	High density mixed use flatted scheme (30 flats)	30	€1,235,005	9,998,508	9,414,723	8,833,464	8,254,730	7,678,524	7,104,843	6,533,688	5,965,060	5,398,958	4,835,381	4,274,331
36	Medium density mixed use flatted scheme (50 flats)	50	€5,711,899	17,695,555	16,734,907	15,778,397	14,826,027	13,877,795	12,933,703	11,993,750	11,057,936	10,126,260	9,198,723	8,275,327
37	High density mixed use flatted scheme (400 flats)	400	€16,363,819	77,240,354	71,994,891	66,772,224	61,572,352	56,390,013	51,217,076	46,067,017	40,939,839	35,826,947	30,719,459	25,634,970
38	High density mixed use flatted scheme (400 flats)	400	€17,444,449	78,023,663	72,759,206	67,517,630	62,298,932	57,101,105	51,901,620	46,725,136	41,571,650	36,441,164	31,333,675	26,249,186
39	Medium density mixed use flatted scheme (100 flats)	100	€7,718,783	33,057,745	31,180,422	29,311,223	27,450,148	25,597,196	23,752,369	21,915,664	20,087,085	18,266,628	16,454,295	14,650,087
40	High density mixed use flatted scheme (350 flats)	350	€14,356,936	75,724,981	70,781,665	65,860,245	60,960,064	56,081,342	51,224,070	46,388,272	41,573,923	36,781,034	32,009,603	27,258,860
41	Purpose Built Student Accommodation (high density) 100 units	-	€771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	€2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	€3,087,513	14,948,806	14,020,137	13,095,490	12,174,866	11,258,265	10,345,686	9,437,130	8,532,596	7,632,086	6,735,598	5,842,975
44	High density retirement flatted scheme (70 flats)	70	€3,087,513	17,447,745	16,364,293	15,285,534	14,211,469	13,142,096	12,077,416	11,017,430	9,962,137	8,911,536	7,865,629	6,824,346
45	High density retirement flatted scheme (80 flats)	80	€3,087,513	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	€3,087,513	11,488,334	10,750,183	10,015,232	9,283,482	8,554,933	7,829,587	7,107,440	6,388,496	5,671,405	4,956,077	4,243,962
47	High density extracare flatted scheme (60 flats)	60	€3,087,513	13,794,967	12,909,180	12,027,233	11,149,128	10,274,865	9,404,443	8,537,863	7,675,124	6,814,747	5,956,347	5,101,803
48	High density extracare flatted scheme (70 flats)	70	€3,087,513	16,101,599	15,068,176	14,039,234	13,014,774	11,994,796	10,979,300	9,968,285	8,961,752	7,958,088	6,956,617	5,959,645

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL   £9,171,614 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	€458,501	1,109,247	1,055,977	1,002,905	950,123	897,537	845,180	793,052	741,152	689,480	638,036	586,821
2	Low density housing scheme (4 houses)	4	€917,161	2,219,373	2,112,833	2,006,750	1,901,123	1,795,954	1,691,240	1,586,983	1,483,182	1,379,838	1,276,951	1,174,520
3	Low density housing scheme (9 houses)	9	€2,081,956	4,994,380	4,754,666	4,515,979	4,278,319	4,041,686	3,806,081	3,571,502	3,337,951	3,105,428	2,873,930	2,643,460
4	Medium density flatted sheme (5 flats)	5	€305,720	2,011,280	1,902,278	1,793,746	1,685,682	1,578,089	1,470,965	1,364,312	1,258,127	1,152,412	1,047,168	942,393
5	Medium density flatted scheme (7 flats)	7	€366,865	2,818,881	2,666,271	2,514,319	2,363,024	2,212,388	2,062,406	1,913,084	1,764,419	1,616,411	1,469,061	1,322,369
6	Medium density flatted scheme (9 flats)	9	€550,297	3,620,700	3,424,496	3,229,138	3,034,624	2,840,956	2,648,134	2,456,156	2,265,025	2,074,738	1,885,298	1,696,702
7	Medium density flatted scheme (30 flats)	30	€1,375,742	11,347,406	10,732,960	10,121,161	9,512,010	8,905,506	8,301,649	7,700,440	7,101,878	6,505,964	5,912,697	5,322,077
8	Medium density flatted scheme (75 flats)	75	€3,485,213	26,086,269	24,672,177	23,264,178	21,862,272	20,466,458	19,076,737	17,693,109	16,315,574	14,944,133	13,578,783	12,219,527
9	Medium density flatted scheme (250 flats)	250	€13,482,272	65,029,970	61,267,807	57,521,887	53,792,220	50,078,805	46,381,642	42,700,731	39,036,072	35,387,665	31,755,510	28,139,608
10	Medium density flatted scheme (600 flats)	600	€22,837,319	110,824,302	103,302,538	95,813,460	88,357,070	80,933,366	73,542,346	66,168,063	58,815,928	51,495,005	44,188,679	36,897,816
11	Medium density mixed use flatted scheme (200 flats)	200	€18,159,795	50,126,493	47,007,481	43,901,997	40,810,040	37,731,612	34,666,712	31,615,340	28,577,497	25,553,181	22,542,393	19,544,285
12	Medium density mixed use flatted scheme (400 flats)	400	€17,884,647	75,949,375	70,877,241	65,827,140	60,799,073	55,793,039	50,809,039	45,830,688	40,871,438	35,934,308	31,019,300	26,112,618
13	Medium density mixed use flatted scheme (80 flats)	80	€9,446,762	34,346,710	32,844,874	31,348,924	29,854,571	28,366,741	26,885,433	25,410,647	23,942,385	22,480,645	21,025,428	19,576,733
14	Intensification scheme (industrial with 9 flats)	9	€2,659,768	8,727,370	8,540,053	8,353,544	8,167,842	7,982,946	7,798,859	7,615,578	7,433,104	7,251,437	7,070,578	6,890,526
15	Medium density mixed use flatted scheme (30 flats)	30	€2,228,702	11,781,409	11,157,081	10,535,354	9,916,318	9,299,971	8,686,315	8,075,350	7,467,075	6,861,491	6,258,596	5,658,393
16	Medium density mixed use flatted scheme (75 flats)	75	€2,696,454	27,172,610	25,696,393	24,226,564	22,763,121	21,306,066	19,855,398	18,411,117	16,973,223	15,541,716	14,116,597	12,697,864
17	Medium density mixed use flatted scheme (150 flats)	150	€6,603,562	44,455,170	41,835,362	39,226,894	36,629,764	34,043,973	31,469,522	28,906,408	26,354,634	23,814,197	21,285,101	18,767,343
18	High density mixed use flatted scheme (300 flats)	300	€6,933,740	64,388,025	60,246,172	56,121,505	52,014,021	47,926,121	43,855,405	39,802,674	35,767,927	31,751,163	27,752,385	23,771,590
19	Medium density mixed use flatted scheme (50 flats)	50	€2,659,768	16,720,761	15,764,272	14,811,922	13,863,712	12,919,639	11,979,706	11,043,913	10,112,258	9,184,743	8,261,365	7,342,128
20	High density mixed use flatted scheme (150 flats)	150	€4,420,718	46,371,667	43,751,844	41,143,361	38,546,215	35,960,408	33,385,941	30,822,812	28,271,022	25,730,570	23,201,458	20,683,685
21	High density mixed use flatted scheme (480 flats)	480	€13,940,853	91,891,406	85,831,826	79,787,371	73,748,024	67,735,153	61,721,003	55,721,121	49,705,801	43,680,172	37,657,354	31,661,655
22	Medium density mixed use flatted scheme (100 flats)	100	€4,659,180	31,694,627	29,848,527	28,010,215	26,179,695	24,357,566	22,543,225	20,736,876	18,938,516	17,148,147	15,365,768	13,591,379
23	High density mixed use flatted scheme (450 flats)	450	€9,355,046	75,230,803	70,160,066	65,120,971	60,122,518	55,164,707	50,241,581	45,342,910	40,485,070	35,655,524	30,850,813	26,087,184
24	Medium density mixed use flatted scheme (40 flats)	40	€5,502,968	14,369,853	13,683,529	13,002,612	12,327,099	11,656,992	10,992,289	10,332,993	9,679,101	9,030,615	8,387,534	7,749,859
25	Medium density mixed use flatted scheme (250 flats)	250	€21,094,712	63,311,121	59,342,823	55,384,086	51,441,439	47,516,041	43,607,892	39,716,994	35,843,343	31,986,944	28,147,792	24,325,891
26	Medium density mixed use flatted scheme (250 flats)	250	€16,417,109	64,573,989	60,605,691	56,654,604	52,720,726	48,796,179	44,890,030	40,999,131	37,125,481	33,269,081	29,429,930	25,608,028
27	Medium density mixed use flatted scheme (140 flats)	140	€5,502,968	46,158,049	43,620,856	41,096,634	38,583,384	36,081,108	33,589,800	31,109,465	28,640,101	26,181,710	23,734,289	21,297,840
28	Medium density mixed use flatted scheme (600 flats)	600	€32,192,365	88,874,967	82,257,167	75,835,343	69,434,941	63,023,133	56,612,582	50,183,654	43,716,607	37,236,662	30,785,851	24,364,174
29	Medium density mixed use flatted scheme (500 flats)	500	€25,772,255	125,267,544	117,923,870	110,611,973	103,331,854	96,083,514	88,866,952	81,682,168	74,529,161	67,392,881	60,282,975	53,204,960
30	Intensification scheme (industrial with 12 flats)	12	€3,576,929	8,268,580	8,018,825	7,770,145	7,522,543	7,276,016	7,030,565	6,786,191	6,542,893	6,300,670	6,059,525	5,819,455
31	Medium density mixed use flatted scheme (350 flats)	350	€20,085,834	91,991,862	87,048,766	82,127,126	77,226,946	72,348,223	67,490,959	62,655,153	57,840,805	53,047,915	48,276,484	43,526,511
32	Medium density mixed use flatted scheme (180 flats)	180	€11,464,517	58,834,350	55,677,135	52,533,522	49,403,512	46,287,106	43,184,302	40,095,102	37,019,504	33,957,510	30,909,119	27,874,331
33	High density mixed use flatted scheme (500 flats)	500	€13,023,692	96,495,091	90,084,571	83,680,239	77,303,863	70,932,444	64,568,036	58,232,977	51,925,468	45,646,110	39,394,902	33,171,844
34	Medium density mixed use flatted scheme (1750 flats)	1,750	€97,494,255	304,802,790	284,461,073	264,207,748	244,029,271	223,868,576	203,796,647	183,752,322	163,753,922	143,740,366	123,713,076	103,611,624
35	High density mixed use flatted scheme (30 flats)	30	€733,729	9,998,508	9,414,723	8,833,464	8,254,730	7,678,524	7,104,843	6,533,688	5,965,060	5,398,958	4,835,381	4,274,331
36	Medium density mixed use flatted scheme (50 flats)	50	€3,393,497	17,695,555	16,734,907	15,778,397	14,826,027	13,877,795	12,933,703	11,993,750	11,057,936	10,126,260	9,198,723	8,275,327
37	High density mixed use flatted scheme (400 flats)	400	€9,721,911	77,240,354	71,994,891	66,772,224	61,572,352	56,390,013	51,217,076	46,067,017	40,939,839	35,826,947	30,719,459	25,634,970
38	High density mixed use flatted scheme (400 flats)	400	€10,363,924	78,023,663	72,759,206	67,517,630	62,298,932	57,101,105	51,901,620	46,725,136	41,571,650	36,441,164	31,333,675	26,249,186
39	Medium density mixed use flatted scheme (100 flats)	100	€4,585,807	33,057,745	31,180,422	29,311,223	27,450,148	25,597,196	23,752,369	21,915,664	20,087,085	18,266,628	16,454,295	14,650,087
40	High density mixed use flatted scheme (350 flats)	350	€8,529,601	75,724,981	70,781,665	65,860,245	60,960,064	56,081,342	51,224,070	46,388,272	41,573,923	36,781,034	32,009,603	27,258,860
41	Purpose Built Student Accommodation (high density) 100 units	-	€458,501	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	€1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	€1,834,323	14,948,806	14,020,137	13,095,490	12,174,866	11,258,265	10,345,686	9,437,130	8,532,596	7,632,086	6,735,598	5,842,975
44	High density retirement flatted scheme (70 flats)	70	€1,834,323	17,447,745	16,364,293	15,285,534	14,211,469	13,142,096	12,077,416	11,017,430	9,962,137	8,911,536	7,865,629	6,824,346
45	High density retirement flatted scheme (80 flats)	80	€1,834,323	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	€1,834,323	11,488,334	10,750,183	10,015,232	9,283,482	8,554,933	7,829,587	7,107,440	6,388,496	5,671,405	4,956,077	4,243,962
47	High density extracare flatted scheme (60 flats)	60	€1,834,323	13,794,967	12,909,180	12,027,233	11,149,128	10,274,865	9,404,443	8,537,863	7,675,124	6,814,747	5,956,347	5,101,803
48	High density extracare flatted scheme (70 flats)	70	€1,834,323	16,101,599	15,068,176	14,039,234	13,014,774	11,994,796	10,979,300	9,968,285	8,961,752	7,958,088	6,956,617	5,959,645

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)   £6,088,685 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	€304,434	1,109,247	1,055,977	1,002,905	950,123	897,537	845,180	793,052	741,152	689,480	638,036	586,821
2	Low density housing scheme (4 houses)	4	€608,869	2,219,373	2,112,833	2,006,750	1,901,123	1,795,954	1,691,240	1,586,983	1,483,182	1,379,838	1,276,951	1,174,520
3	Low density housing scheme (9 houses)	9	€1,382,131	4,994,380	4,754,666	4,515,979	4,278,319	4,041,686	3,806,081	3,571,502	3,337,951	3,105,428	2,873,930	2,643,460
4	Medium density flatted sheme (5 flats)	5	€202,956	2,011,280	1,902,278	1,793,746	1,685,682	1,578,089	1,470,965	1,364,312	1,258,127	1,152,412	1,047,168	942,393
5	Medium density flatted scheme (7 flats)	7	€243,547	2,818,881	2,666,271	2,514,319	2,363,024	2,212,388	2,062,406	1,913,084	1,764,419	1,616,411	1,469,061	1,322,369
6	Medium density flatted scheme (9 flats)	9	€365,321	3,620,700	3,424,496	3,229,138	3,034,624	2,840,956	2,648,134	2,456,156	2,265,025	2,074,738	1,885,298	1,696,702
7	Medium density flatted scheme (30 flats)	30	€913,303	11,347,406	10,732,960	10,121,161	9,512,010	8,905,506	8,301,649	7,700,440	7,101,878	6,505,964	5,912,697	5,322,077
8	Medium density flatted scheme (75 flats)	75	€2,313,700	26,086,269	24,672,177	23,264,178	21,862,272	20,466,458	19,076,737	17,693,109	16,315,574	14,944,133	13,578,783	12,219,527
9	Medium density flatted scheme (250 flats)	250	€8,950,367	65,029,970	61,267,807	57,521,887	53,792,220	50,078,805	46,381,642	42,700,731	39,036,072	35,387,665	31,755,510	28,139,608
10	Medium density flatted scheme (600 flats)	600	€15,160,826	110,824,302	103,302,538	95,813,460	88,357,070	80,933,366	73,542,346	66,168,063	58,815,928	51,495,005	44,188,679	36,897,816
11	Medium density mixed use flatted scheme (200 flats)	200	€12,055,596	50,126,493	47,007,481	43,901,997	40,810,040	37,731,612	34,666,712	31,615,340	28,577,497	25,553,181	22,542,393	19,544,285
12	Medium density mixed use flatted scheme (400 flats)	400	€11,872,936	75,949,375	70,877,241	65,827,140	60,799,073	55,793,039	50,809,039	45,830,688	40,871,438	35,934,308	31,019,300	26,112,618
13	Medium density mixed use flatted scheme (80 flats)	80	€6,271,346	34,346,710	32,844,874	31,348,924	29,854,571	28,366,741	26,885,433	25,410,647	23,942,385	22,480,645	21,025,428	19,576,733
14	Intensification scheme (industrial with 9 flats)	9	€1,765,719	8,727,370	8,540,053	8,353,544	8,167,842	7,982,946	7,798,859	7,615,578	7,433,104	7,251,437	7,070,578	6,890,526
15	Medium density mixed use flatted scheme (30 flats)	30	€1,479,550	11,781,409	11,157,081	10,535,354	9,916,318	9,299,971	8,686,315	8,075,350	7,467,075	6,861,491	6,258,596	5,658,393
16	Medium density mixed use flatted scheme (75 flats)	75	€1,790,073	27,172,610	25,696,393	24,226,564	22,763,121	21,306,066	19,855,398	18,411,117	16,973,223	15,541,716	14,116,597	12,697,864
17	Medium density mixed use flatted scheme (150 flats)	150	€4,383,653	44,455,170	41,835,362	39,226,894	36,629,764	34,043,973	31,469,522	28,906,408	26,354,634	23,814,197	21,285,101	18,767,343
18	High density mixed use flatted scheme (300 flats)	300	€4,603,046	64,388,025	60,246,172	56,121,505	52,014,021	47,926,121	43,855,405	39,802,674	35,767,927	31,751,163	27,752,385	23,771,590
19	Medium density mixed use flatted scheme (50 flats)	50	€1,765,719	16,720,761	15,764,272	14,811,922	13,863,712	12,919,639	11,979,706	11,043,913	10,112,258	9,184,743	8,261,365	7,342,128
20	High density mixed use flatted scheme (150 flats)	150	€2,934,748	46,371,667	43,751,844	41,143,361	38,546,215	35,960,408	33,385,941	30,822,812	28,271,022	25,730,570	23,201,458	20,683,685
21	High density mixed use flatted scheme (480 flats)	480	€9,254,801	91,891,406	85,831,826	79,787,371	73,748,024	67,735,153	61,721,003	55,721,121	49,705,801	43,680,172	37,657,354	31,661,655
22	Medium density mixed use flatted scheme (100 flats)	100	€3,093,052	31,694,627	29,848,527	28,010,215	26,179,695	24,357,566	22,543,225	20,736,876	18,938,516	17,148,147	15,365,768	13,591,379
23	High density mixed use flatted scheme (450 flats)	450	€6,210,459	75,230,803	70,160,066	65,120,971	60,122,518	55,164,707	50,241,581	45,342,910	40,485,070	35,655,524	30,850,813	26,087,184
24	Medium density mixed use flatted scheme (40 flats)	40	€3,653,211	14,369,853	13,683,529	13,002,612	12,327,099	11,656,992	10,992,289	10,332,993	9,679,101	9,030,615	8,387,534	7,749,859
25	Medium density mixed use flatted scheme (250 flats)	250	€14,003,976	63,311,121	59,342,823	55,384,086	51,441,439	47,516,041	43,607,892	39,716,994	35,843,343	31,986,944	28,147,792	24,325,891
26	Medium density mixed use flatted scheme (250 flats)	250	€10,898,746	64,573,989	60,605,691	56,654,604	52,720,726	48,796,179	44,890,030	40,999,131	37,125,481	33,269,081	29,429,930	25,608,028
27	Medium density mixed use flatted scheme (140 flats)	140	€3,653,211	46,158,049	43,620,856	41,096,634	38,583,384	36,081,108	33,589,800	31,109,465	28,640,101	26,181,710	23,734,289	21,297,840
28	Medium density mixed use flatted scheme (600 flats)	600	€21,371,284	88,874,967	82,257,167	75,835,343	69,434,941	63,023,133	56,612,582	50,183,654	43,716,607	37,236,662	30,785,851	24,364,174
29	Medium density mixed use flatted scheme (500 flats)	500	€17,109,205	125,267,544	117,923,870	110,611,973	103,331,854	96,083,514	88,866,952	81,682,168	74,529,161	67,392,881	60,282,975	53,204,960
30	Intensification scheme (industrial with 12 flats)	12	€2,374,587	8,268,580	8,018,825	7,770,145	7,522,543	7,276,016	7,030,565	6,786,191	6,542,893	6,300,670	6,059,525	5,819,455
31	Medium density mixed use flatted scheme (350 flats)	350	€13,334,220	91,991,862	87,048,766	82,127,126	77,226,946	72,348,223	67,490,959	62,655,153	57,840,805	53,047,915	48,276,484	43,526,511
32	Medium density mixed use flatted scheme (180 flats)	180	€7,610,856	58,834,350	55,677,135	52,533,522	49,403,512	46,287,106	43,184,302	40,095,102	37,019,504	33,957,510	30,909,119	27,874,331
33	High density mixed use flatted scheme (500 flats)	500	€8,645,933	96,495,091	90,084,571	83,680,239	77,303,863	70,932,444	64,568,036	58,232,977	51,925,468	45,646,110	39,394,902	33,171,844
34	Medium density mixed use flatted scheme (1750 flats)	1,750	€64,722,722	304,802,790	284,461,073	264,207,748	244,029,271	223,868,576	203,796,647	183,752,322	163,753,922	143,740,366	123,713,076	103,611,624
35	High density mixed use flatted scheme (30 flats)	30	€487,095	9,998,508	9,414,723	8,833,464	8,254,730	7,678,524	7,104,843	6,533,688	5,965,060	5,398,958	4,835,381	4,274,331
36	Medium density mixed use flatted scheme (50 flats)	50	€2,252,813	17,695,555	16,734,907	15,778,397	14,826,027	13,877,795	12,933,703	11,993,750	11,057,936	10,126,260	9,198,723	8,275,327
37	High density mixed use flatted scheme (400 flats)	400	€6,454,006	77,240,354	71,994,891	66,772,224	61,572,352	56,390,013	51,217,076	46,067,017	40,939,839	35,826,947	30,719,459	25,634,970
38	High density mixed use flatted scheme (400 flats)	400	€6,880,214	78,023,663	72,759,206	67,517,630	62,298,932	57,101,105	51,901,620	46,725,136	41,571,650	36,441,164	31,333,675	26,249,186
39	Medium density mixed use flatted scheme (100 flats)	100	€3,044,343	33,057,745	31,180,422	29,311,223	27,450,148	25,597,196	23,752,369	21,915,664	20,087,085	18,266,628	16,454,295	14,650,087
40	High density mixed use flatted scheme (350 flats)	350	€5,662,477	75,724,981	70,781,665	65,860,245	60,960,064	56,081,342	51,224,070	46,388,272	41,573,923	36,781,034	32,009,603	27,258,860
41	Purpose Built Student Accommodation (high density) 100 units	-	€304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	€913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	€1,217,737	14,948,806	14,020,137	13,095,490	12,174,866	11,258,265	10,345,686	9,437,130	8,532,596	7,632,086	6,735,598	5,842,975
44	High density retirement flatted scheme (70 flats)	70	€1,217,737	17,447,745	16,364,293	15,285,534	14,211,469	13,142,096	12,077,416	11,017,430	9,962,137	8,911,536	7,865,629	6,824,346
45	High density retirement flatted scheme (80 flats)	80	€1,217,737	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	€1,217,737	11,488,334	10,750,183	10,015,232	9,283,482	8,554,933	7,829,587	7,107,440	6,388,496	5,671,405	4,956,077	4,243,962
47	High density extracare flatted scheme (60 flats)	60	€1,217,737	13,794,967	12,909,180	12,027,233	11,149,128	10,274,865	9,404,443	8,537,863	7,675,124	6,814,747	5,956,347	5,101,803
48	High density extracare flatted scheme (70 flats)	70	€1,217,737	16,101,599	15,068,176	14,039,234	13,014,774	11,994,796	10,979,300	9,968,285	8,961,752	7,958,088	6,956,617	5,959,645

BENCHMARK LAND VALUE 4 (CLEARED LAND)   £500,000 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	€25,000	1,109,247	1,055,977	1,002,905	950,123	897,537	845,180	793,052	741,152	689,480	638,036	586,821
2	Low density housing scheme (4 houses)	4	€50,000	2,219,373	2,112,833	2,006,750	1,901,123	1,795,954	1,691,240	1,586,983	1,483,182	1,379,838	1,276,951	1,174,520
3	Low density housing scheme (9 houses)	9	€113,500	4,994,380	4,754,666	4,515,979	4,278,319	4,041,686	3,806,081	3,571,502	3,337,951	3,105,428	2,873,930	2,643,460
4	Medium density flatted sheme (5 flats)	5	€16,667	2,011,280	1,902,278	1,793,746	1,685,682	1,578,089	1,470,965	1,364,312	1,258,127	1,152,412	1,047,168	942,393
5	Medium density flatted scheme (7 flats)	7	€20,000	2,818,881	2,666,271	2,514,319	2,363,024	2,212,388	2,062,406	1,913,084	1,764,419	1,616,411	1,469,061	1,322,369
6	Medium density flatted scheme (9 flats)	9	€30,000	3,620,700	3,424,496	3,229,138	3,034,624	2,840,956	2,648,134	2,456,156	2,265,025	2,074,738	1,885,298	1,696,702
7	Medium density flatted scheme (30 flats)	30	€75,000	11,347,406	10,732,960	10,121,161	9,512,010	8,905,506	8,301,649	7,700,440	7,101,878	6,505,964	5,912,697	5,322,077
8	Medium density flatted scheme (75 flats)	75	€190,000	26,086,269	24,672,177	23,264,178	21,862,272	20,466,458	19,076,737	17,693,109	16,315,574	14,944,133	13,578,783	12,219,527
9	Medium density flatted scheme (250 flats)	250	€735,000	65,029,970	61,267,807	57,521,887	53,792,220	50,078,805	46,381,642	42,700,731	39,036,072	35,387,665	31,755,510	28,139,608
10	Medium density flatted scheme (600 flats)	600	€1,245,000	110,824,302	103,302,538	95,813,460	88,357,070	80,933,366	73,542,346	66,168,063	58,815,928	51,495,005	44,188,679	36,897,816
11	Medium density mixed use flatted scheme (200 flats)	200	€990,000	50,126,493	47,007,481	43,901,997	40,810,040	37,731,612	34,666,712	31,615,340	28,577,497	25,553,181	22,542,393	19,544,285
12	Medium density mixed use flatted scheme (400 flats)	400	€975,000	75,949,375	70,877,241	65,827,140	60,799,073	55,793,039	50,809,039	45,830,688	40,871,438	35,934,308	31,019,300	26,112,618
13	Medium density mixed use flatted scheme (80 flats)	80	€515,000	34,346,710	32,844,874	31,348,924	29,854,571	28,366,741	26,885,433	25,410,647	23,942,385	22,480,645	21,025,428	19,576,733
14	Intensification scheme (industrial with 9 flats)	9	€145,000	8,727,370	8,540,053	8,353,544	8,167,842	7,982,946	7,798,859	7,615,578	7,433,104	7,251,437	7,070,578	6,890,526
15	Medium density mixed use flatted scheme (30 flats)	30	€121,500	11,781,409	11,157,081	10,535,354	9,916,318	9,299,971	8,686,315	8,075,350	7,467,075	6,861,491	6,258,596	5,658,393
16	Medium density mixed use flatted scheme (75 flats)	75	€147,000	27,172,610	25,696,393	24,226,564	22,763,121	21,306,066	19,855,398	18,411,117	16,973,223	15,541,716	14,116,597	12,697,864
17	Medium density mixed use flatted scheme (150 flats)	150	€360,000	44,455,170	41,835,362	39,226,894	36,629,764	34,043,973	31,469,522	28,906,408	26,354,634	23,814,197	21,285,101	18,767,343
18	High density mixed use flatted scheme (300 flats)	300	€378,000	64,388,025	60,246,172	56,121,505	52,014,021	47,926,121	43,855,405	39,802,674	35,767,927	31,751,163	27,752,385	23,771,590
19	Medium density mixed use flatted scheme (50 flats)	50	€145,000	16,720,761	15,764,272	14,811,922	13,863,712	12,919,639	11,979,706	11,043,913	10,112,258	9,184,743	8,261,365	7,342,128
20	High density mixed use flatted scheme (150 flats)	150	€241,000	46,371,667	43,751,844	41,143,361	38,546,215	35,960,408	33,385,941	30,822,812	28,271,022	25,730,570	23,201,458	20,683,685
21	High density mixed use flatted scheme (480 flats)	480	€760,000	91,891,406	85,831,826	79,787,371	73,748,024	67,735,153	61,721,003	55,721,121	49,705,801	43,680,172	37,657,354	31,661,655
22	Medium density mixed use flatted scheme (100 flats)	100	€254,000	31,694,627	29,848,527	28,010,215	26,179,695	24,357,566	22,543,225	20,736,876	18,938,516	17,148,147	15,365,768	13,591,379
23	High density mixed use flatted scheme (450 flats)	450	€510,000	75,230,803	70,160,066	65,120,971	60,122,518	55,164,707	50,241,581	45,342,910	40,485,070	35,655,524	30,850,813	26,087,184
24	Medium density mixed use flatted scheme (40 flats)	40	€300,000	14,369,853	13,683,529	13,002,612	12,327,099	11,656,992	10,992,289	10,332,993	9,679,101	9,030,615	8,387,534	7,749,859
25	Medium density mixed use flatted scheme (250 flats)	250	€1,150,000	63,311,121	59,342,823	55,384,086	51,441,439	47,516,041	43,607,892	39,716,994	35,843,343	31,986,944	28,147,792	24,325,891
26	Medium density mixed use flatted scheme (250 flats)	250	€895,000	64,573,989	60,605,691	56,654,604	52,720,726	48,796,179	44,890,030	40,999,131	37,125,481	33,269,081	29,429,930	25,608,028
27	Medium density mixed use flatted scheme (140 flats)	140	€300,000	46,158,049	43,620,856	41,096,634	38,583,384	36,081,108	33,589,800	31,109,465	28,640,101	26,181,710	23,734,289	21,297,840
28	Medium density mixed use flatted scheme (600 flats)	600	€1,755,000	88,874,967	82,257,167	75,835,343	69,434,941	63,023,133	56,612,582	50,183,654	43,716,607	37,236,662	30,785,851	24,364,174
29	Medium density mixed use flatted scheme (500 flats)	500	€1,405,000	125,267,544	117,923,870	110,611,973	103,331,854	96,083,514	88,866,952	81,682,168	74,529,161	67,392,881	60,282,975	53,204,960
30	Intensification scheme (industrial with 12 flats)	12	€195,000	8,268,580	8,018,825	7,770,145	7,522,543	7,276,016	7,030,565	6,786,191	6,542,893	6,300,670	6,059,525	5,819,455
31	Medium density mixed use flatted scheme (350 flats)	350	€1,095,000	91,991,862	87,048,766	82,127,126	77,226,946	72,348,223	67,490,959	62,655,153	57,840,805	53,047,915	48,276,484	43,526,511
32	Medium density mixed use flatted scheme (180 flats)	180	€625,000	58,834,350	55,677,135	52,533,522	49,403,512	46,287,106	43,184,302	40,095,102	37,019,504	33,957,510	30,909,119	27,874,331
33	High density mixed use flatted scheme (500 flats)	500	€710,000	96,495,091	90,084,571	83,680,239	77,303,863	70,932,444	64,568,036	58,232,977	51,925,468	45,646,110	39,394,902	33,171,844
34	Medium density mixed use flatted scheme (1750 flats)	1,750	€5,315,000	304,802,790	284,461,073	264,207,748	244,029,271	223,868,576	203,796,647	183,752,322	163,753,922	143,740,366	123,713,076	103,611,624
35	High density mixed use flatted scheme (30 flats)	30	€40,000	9,998,508	9,414,723	8,833,464	8,254,730	7,678,524	7,104,843	6,533,688	5,965,060	5,398,958	4,835,381	4,274,331
36	Medium density mixed use flatted scheme (50 flats)	50	€185,000	17,695,555	16,734,907	15,778,397	14,826,027	13,877,795	12,933,703	11,993,750	11,057,936	10,126,260	9,198,723	8,275,327
37	High density mixed use flatted scheme (400 flats)	400	€530,000	77,240,354	71,994,891	66,772,224	61,572,352	56,390,013	51,217,076	46,067,017	40,939,839	35,826,947	30,719,459	25,634,970
38	High density mixed use flatted scheme (400 flats)	400	€565,000	78,023,663	72,759,206	67,517,630	62,298,932	57,101,105	51,901,620	46,725,136	41,571,650	36,441,164	31,333,675	26,249,186
39	Medium density mixed use flatted scheme (100 flats)	100	€250,000	33,057,745	31,180,422	29,311,223	27,450,148	25,597,196	23,752,369	21,915,664	20,087,085	18,266,628	16,454,295	14,650,087
40	High density mixed use flatted scheme (350 flats)	350	€465,000	75,724,981	70,781,665	65,860,245	60,960,064	56,081,342	51,224,070	46,388,272	41,573,923	36,781,034	32,009,603	27,258,860
41	Purpose Built Student Accommodation (high density) 100 units	-	€25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42	Purpose Built Student Accommodation (medium density) 100 uni	-	€75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43	High density retirement flatted scheme (60 flats)	60	€100,000	14,948,806	14,020,137	13,095,490	12,174,866	11,258,265	10,345,686	9,437,130	8,532,596	7,632,086	6,735,598	5,842,975
44	High density retirement flatted scheme (70 flats)	70	€100,000	17,447,745	16,364,293	15,285,534	14,211,469	13,142,096	12,077,416	11,017,430	9,962,137	8,911,536	7,865,629	6,824,346
45	High density retirement flatted scheme (80 flats)	80	€100,000	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149
46	Medium density extracare flatted scheme (50 flats)	50	€100,000	11,488,334	10,750,183	10,015,232	9,283,482	8,554,933	7,829,587	7,107,440	6,388,496	5,671,405	4,956,077	4,243,962
47	High density extracare flatted scheme (60 flats)	60	€100,000	13,794,967	12,909,180	12,027,233	11,149,128	10,274,865	9,404,443	8,537,863	7,675,124	6,814,747	5,956,347	5,101,803
48	High density extracare flatted scheme (70 flats)	70	€100,000	16,101,599	15,068,176	14,039,234	13,014,774	11,994,796	10,979,300	9,968,285	8,961,752	7,958,088	6,956,617	5,959,645

Table 6.13.1: Summary of affordable housing outputs (50% social rent and 50% shared ownership) – maximum viable affordable housing output at each value point – BLV 1 (Secondary Offices)

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area (ha)	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	0%	5%	15%	25%	30%	30%
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	0%	5%	15%	25%	30%	30%
3	Low density housing scheme (9 houses)	9	0.23	0%	0%	0%	0%	5%	15%	20%	30%	30%
4	Medium density flatted scheme (5 flats)	5	0.03	20%	35%	45%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	30%	40%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	20%	35%	45%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	30%	45%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	25%	40%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	0%	0%	20%	30%	40%	45%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	5%	20%	30%	35%	45%	50%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	0%	0%	5%	20%	25%	30%	30%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	0%	15%	25%	35%	40%	45%	45%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	5%	20%	30%	40%	45%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	10%	25%	40%	45%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	40%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	0%	15%	30%	40%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	15%	30%	40%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	15%	30%	40%	45%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	20%	35%	45%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	0%	15%	30%	40%	45%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	10%	30%	40%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	10%	25%	40%	45%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	0%	0%	5%	15%	25%	35%	40%	35%	35%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	0%	0%	10%	20%	30%	35%	35%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	0%	0%	15%	25%	35%	40%	45%	45%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	25%	40%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	0%	5%	15%	25%	30%	25%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	0%	5%	20%	30%	40%	45%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	15%	25%	35%	40%	45%	45%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	0%	5%	20%	35%	40%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	0%	20%	35%	40%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	5%	20%	35%	40%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	10%	20%	30%	35%	30%
35	High density mixed use flatted scheme (30 flats)	30	0.08	30%	45%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	20%	30%	40%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	5%	20%	35%	45%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	5%	25%	35%	45%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	5%	25%	35%	45%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	0%	15%	30%	40%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	0%	20%	35%	45%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	5%	25%	40%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	0%	5%	20%	35%	40%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	0%	15%	30%	40%	45%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	0%	20%	35%	45%	50%	50%	50%	50%	50%

Table 6.13.2: Summary of affordable housing outputs (50% social rent and 50% shared ownership) – maximum viable affordable housing output at each value point – BLV 2 (Secondary Retail)

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area (ha)	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	20%	30%	40%	45%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	0%	20%	30%	40%	45%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	0%	20%	30%	40%	45%	50%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	45%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	45%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	10%	30%	45%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	5%	25%	35%	45%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	10%	25%	35%	40%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	20%	35%	40%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	45%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	45%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	20%	35%	45%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	10%	30%	40%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	20%	40%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	35%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	15%	30%	40%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	35%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	5%	25%	40%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	35%	45%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	10%	25%	35%	40%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	10%	30%	40%	45%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	45%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	15%	25%	35%	40%	45%	40%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	10%	30%	40%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	20%	40%	50%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	35%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	20%	35%	45%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	10%	25%	35%	40%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	40%	50%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	35%	45%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	20%	35%	45%	50%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	20%	35%	45%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	25%	40%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	10%	30%	40%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	20%	35%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	25%	40%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	5%	25%	40%	45%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	10%	30%	40%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	15%	35%	45%	50%	50%	50%	50%	50%	50%

Table 6.13.3: Summary of affordable housing outputs (50% social rent and 50% shared ownership) – maximum viable affordable housing output at each value point – BLV 3 (Secondary Industrial)

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area (ha)	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	40%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	20%	35%	45%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	10%	30%	40%	50%	50%	50%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	20%	40%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	35%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	0%	15%	30%	40%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	35%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	5%	25%	40%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	35%	45%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	10%	25%	35%	40%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	10%	30%	40%	45%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	45%	50%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	0%	0%	15%	25%	35%	40%	45%	40%
14	Intensification scheme (industrial with 9 flats)	9	0.29	10%	30%	40%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	20%	40%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	35%	50%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	20%	35%	45%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	0%	10%	25%	35%	40%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	40%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	35%	45%	50%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	0%	20%	35%	45%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	20%	35%	45%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	25%	40%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	10%	30%	40%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	50%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	20%	35%	50%	50%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	25%	40%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	5%	25%	40%	45%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	10%	30%	40%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	15%	35%	45%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	High density mixed use flatted scheme (30 flats)	30	0.08	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	0%	0%	0%	0%	0%	0%	0%	0%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	0%	0%	0%	0%	0%	0%	0%	0%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	0%	0%	0%	0%	0%	0%	0%	0%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	40%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	40%	50%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	40%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	30%	45%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	0%	20%	35%	45%	50%	50%	50%	50%	50%

Table 6.13.4: Summary of affordable housing outputs (50% social rent and 50% shared ownership) – maximum viable affordable housing output at each value point – BLV 4 (Open/cleared Land)

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area (ha)	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	50%	50%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	20%	40%	50%	50%	50%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	45%	50%	50%	50%	50%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	20%	40%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	50%	50%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	30%	45%	50%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	50%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	25%	40%	50%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	50%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	30%	45%	50%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	40%	50%	50%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	45%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	10%	30%	45%	50%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	50%	50%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	50%	50%	50%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	50%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	25%	40%	50%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	25%	40%	50%	50%	50%	50%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	50%	50%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	50%	50%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	20%	40%	50%	50%	50%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	25%	45%	50%	50%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	50%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	30%	45%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%

Viability of emerging Local Plan policy LP23

6.9 As noted previously, emerging Policy LP23 seeks the provision of 50% affordable housing, with a tenure mix of 70% social rent and 30% shared ownership. This tenure mix generates a slightly lower blended capital value in comparison to the tenure split sought by the adopted policy of 50% social rent and 50% shared ownership. The new tenure mix will therefore slightly reduce the residual land values generated by development, if all other factors remain unchanged. In cases where there is a surplus residual land value above BLV, this will result in a reduced surplus, but no other material impacts (the same percentage of affordable housing could be provided. Conversely, where the residual land value is equal to, or only marginally higher than BLV, the reduction arising from the change in tenure mix might necessitate a change in the affordable housing percentage (or a change to another policy requirement).

6.10 The results of our appraisals with the emerging Policy LP23 tenure mix of 70% social rent and 30% shared ownership are summarised in tables 6.10.1 to 6.10.9 (and Appendix 8), in the same format as the summaries of the appraisal outputs with the adopted policy tenure mix. A summary of the maximum levels of affordable housing is provided within tables 6.10.10 to 6.10.13.

6.11 We have undertaken a further comparison of how the maximum viable percentage of affordable housing changes when the adopted tenure mix (50% social rent, 50% shared ownership) is substituted with the emerging mix in the partial review (70% social rent, 30% shared ownership). This analysis is summarised in Tables 6.11.1 to 6.11.4. It can be noted from this analysis that there is no change in the viable percentage of affordable housing in most cases:

- **BLV 1:** no change in 286 scenarios being viable (out of a total of 432). In 144 scenarios, the viable affordable housing percentage falls by 5% and in 2 scenarios, there is a 10% fall.
- **BLV 2:** no change in 309 scenarios being viable (out of a total of 432). In 106 scenarios, the viable affordable housing percentage falls by 5% and in 17 scenarios, there is a 10% fall.
- **BLV 3:** no change in 332 scenarios being viable (out of a total of 432). In 85 scenarios, the viable affordable housing percentage falls by 5% and in 15 scenarios the viable percentage falls by 10%.
- **BLV 4:** no change in 386 scenarios being viable (out of a total of 432). In 33 scenarios, the viable affordable housing percentage falls by 5% and in 13 scenarios, the viable percentage falls by 10%.

6.12 While these are relatively minor changes, this analysis highlights that there is a trade-off at the margins between the overall percentage of affordable housing that can be delivered and the extent to which the tenure mix prioritises social rent over intermediate products. This trade-off will be most acute when schemes are showing only marginal viability. In these cases, the Council could either apply the tenure requirement flexibly (in order to preserve the overall percentage of affordable housing delivered) or accept that the overall affordable housing percentage may fall to a degree.

6.13 From a policy perspective, the outputs of the appraisals provide clear support for the shift in tenure mix from 50% social rent / 50% shared ownership to 70% social rent and 30% shared ownership, as this change has a relatively limited effect in most scenarios.

6.14 The outputs do, of course, reflect the same broad outcomes as the results with the adopted policy tenure mix, which show a significant variation in the maximum viable percentage of affordable housing, depending on scheme composition and benchmark land value. In arriving at the adopted Local Plan policy requirement, the Council will have decided to opt for a target that is challenging in some circumstances, and accepting that some schemes will only be able to come forward with lower percentages, based on scheme-specific viability assessments submitted with planning applications.

6.15 This option maximises delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on affordable housing need and viability points to support for a 50% target. It also allows for the maximisation of contributions across the significant number of development typologies which can viably deliver above the existing London Plan Fast Track threshold of 35%.

Table 6.10.1: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £8,030 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY — Sales value £8,030 psm — AH tenure: Rented 70%, SO 30%, Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) — £15,437,565 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£771,878	470,765	447,101	423,535	400,069	376,704	353,438	330,271	307,204	284,238	261,370	238,602
2	Low density housing scheme (4 houses)	4	£1,543,757	942,409	895,080	847,949	801,018	754,286	707,754	661,421	615,288	569,353	523,619	478,083
3	Low density housing scheme (9 houses)	9	£3,504,327	2,121,213	2,014,720	1,908,676	1,803,082	1,697,935	1,593,237	1,488,988	1,385,188	1,281,836	1,178,933	1,076,480
4	Medium density flatted sheme (5 flats)	5	£514,586	688,523	638,748	591,178	543,611	496,648	449,689	402,933	356,382	310,033	263,890	217,950
5	Medium density flatted scheme (7 flats)	7	£617,503	964,221	897,330	830,724	764,403	698,368	632,618	567,155	501,975	437,082	372,474	308,151
6	Medium density flatted scheme (9 flats)	9	£926,254	1,236,137	1,150,143	1,064,515	979,255	894,361	809,835	725,676	641,882	558,456	475,397	392,706
7	Medium density flatted scheme (30 flats)	30	£2,315,635	3,802,059	3,534,623	3,268,328	3,003,175	2,739,163	2,476,293	2,214,564	1,953,976	1,694,530	1,436,225	1,179,062
8	Medium density flatted scheme (75 flats)	75	£5,866,275	8,434,750	7,828,639	7,225,116	6,624,182	6,025,836	5,430,078	4,836,909	4,246,327	3,658,335	3,072,931	2,490,115
9	Medium density flatted scheme (250 flats)	250	£22,693,221	16,830,718	15,053,947	13,483,980	11,920,754	10,364,332	8,814,693	7,271,837	5,728,549	4,185,685	2,649,664	1,120,487
10	Medium density flatted scheme (600 flats)	600	£38,439,538	13,536,354	10,252,374	6,965,722	3,693,477	411,094	-2,920,015	-6,263,108	-9,622,551	-13,011,616	-16,431,063	-19,870,462
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	10,707,228	9,405,861	8,110,147	6,813,323	5,517,517	4,227,415	2,943,016	1,664,320	391,328	-904,148	-2,202,163
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	8,694,264	6,567,741	4,448,377	2,338,315	219,690	-1,928,740	-4,081,611	-6,247,655	-8,426,690	-10,622,668	-12,841,253
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	14,192,620	13,552,961	12,916,061	12,281,920	11,650,538	11,021,914	10,396,049	9,772,943	9,152,594	8,535,005	7,920,174
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	6,773,340	6,691,914	6,610,835	6,530,106	6,449,722	6,369,687	6,289,999	6,210,659	6,131,665	6,053,020	5,974,722
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	4,309,314	4,037,867	3,767,578	3,498,447	3,230,476	2,963,662	2,698,007	2,433,511	2,170,172	1,907,992	1,646,971
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	9,018,442	8,383,238	7,750,770	7,121,040	6,494,049	5,869,796	5,248,280	4,629,503	4,013,463	3,400,162	2,789,597
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	10,350,269	9,242,465	8,139,446	7,041,212	5,947,761	4,859,095	3,775,214	2,696,117	1,616,206	534,624	-550,392
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	9,928,462	8,156,114	6,391,476	4,634,550	2,871,400	1,109,064	-655,317	-2,451,135	-4,242,205	-6,052,689	-7,873,503
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	4,272,042	3,864,300	3,458,317	3,054,093	2,651,627	2,248,869	1,846,821	1,446,545	1,048,041	651,310	256,350
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	11,221,440	10,113,621	9,010,586	7,912,336	6,818,870	5,730,180	4,646,291	3,567,179	2,492,851	1,418,945	342,185
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	11,258,075	8,612,839	5,959,022	3,316,030	671,782	-2,012,812	-4,707,567	-7,420,220	-10,152,625	-12,909,928	-15,686,999
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	9,339,077	8,553,194	7,770,703	6,991,603	6,215,895	5,443,577	4,674,651	3,909,116	3,146,972	2,388,219	1,632,856
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	11,593,922	9,445,350	7,312,001	5,196,948	3,096,154	991,814	-1,110,665	-3,229,880	-5,340,979	-7,463,572	-9,592,227
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	7,244,106	6,950,267	6,658,824	6,369,778	6,083,128	5,798,873	5,517,016	5,237,554	4,960,488	4,685,818	4,413,545
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	11,812,476	10,141,383	8,477,545	6,820,962	5,171,636	3,529,566	1,891,113	243,337	-1,418,410	-3,076,411	-4,734,329
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	13,772,760	12,101,666	10,437,828	8,781,245	7,131,919	5,489,849	3,855,034	2,227,476	593,101	-1,055,851	-2,706,393
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	13,990,395	12,917,154	11,848,544	10,784,566	9,725,222	8,670,508	7,620,426	6,574,977	5,534,160	4,497,975	3,461,742
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	6,845,155	4,013,797	1,176,370	-1,690,422	-4,590,347	-7,496,027	-10,433,093	-13,396,077	-16,400,065	-19,414,840	-22,415,091
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	32,603,629	29,423,572	26,257,242	23,098,776	19,937,115	16,789,281	13,655,275	10,518,982	7,383,457	4,255,277	1,111,916
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	5,219,687	5,111,120	5,003,016	4,895,375	4,788,198	4,681,484	4,575,233	4,469,446	4,364,122	4,259,261	4,154,864
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	27,872,522	25,793,442	23,723,403	21,662,406	19,609,038	17,556,774	15,513,595	13,479,502	11,454,493	9,438,571	7,431,824
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	19,237,959	17,901,999	16,571,745	15,247,199	13,928,361	12,615,230	11,307,807	10,006,092	8,710,083	7,419,783	6,134,397
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	12,730,869	9,960,566	7,198,708	4,440,955	1,691,886	-1,085,499	-3,884,799	-6,705,605	-9,538,429	-12,387,581	-15,274,763
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	43,397,247	34,378,953	25,396,013	16,360,355	7,352,660	-1,734,523	-10,938,243	-20,223,478	-29,591,667	-39,072,914	-48,714,514
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	2,524,646	2,274,257	2,024,948	1,776,717	1,529,566	1,283,497	1,038,506	794,595	551,764	310,011	69,339
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,099	5,735,027	5,323,206	4,913,144	4,504,840	4,098,295	3,693,508	3,290,478	2,889,207	2,489,695	2,091,942	1,695,946
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	9,342,222	7,085,059	4,821,864	2,557,733	303,571	-1,984,874	-4,286,076	-6,586,171	-8,905,643	-11,241,658	-13,584,956
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	11,147,275	8,890,113	6,642,801	4,390,330	2,136,167	-109,676	-2,387,129	-4,688,064	-6,987,674	-9,296,906	-11,637,924
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	8,370,588	7,570,538	6,773,938	5,980,789	5,191,093	4,404,846	3,622,051	2,842,707	2,066,815	1,294,374	517,874
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	12,026,475	9,922,063	7,812,794	5,704,703	3,605,665	1,516,261	-594,541	-2,725,558	-4,856,179	-7,002,685	-9,160,252
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	3,275,273	2,878,223	2,482,891	2,089,275	1,697,375	1,307,193	918,619	527,531	138,177	-253,245	-645,014
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	3,828,736	3,385,508	2,904,282	2,445,059	1,987,840	1,532,622	1,079,398	623,122	168,873	-287,674	-744,742
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	2,174,537	1,859,780	1,546,405	1,234,387	923,733	611,208	299,847	-10,290	-323,602	-635,511	-946,019
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	2,618,546	2,240,044	1,864,770	1,490,351	1,117,561	742,665	369,025	-3,004	-376,982	-753,279	-1,125,894
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	3,062,556	2,621,898	2,183,151	1,748,315	1,311,390	874,122	438,204	4,218	-434,382	-871,046	-1,305,768

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL — £9,171,614 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£458,581	470,765	447,101	423,535	400,069	376,704	353,438	330,271	307,204	284,238	261,370	238,602
2	Low density housing scheme (4 houses)	4	£917,161	942,409	895,080	847,949	801,018	754,286	707,754	661,421	615,288	569,353	523,619	478,083
3	Low density housing scheme (9 houses)	9	£2,001,956	2,121,213	2,014,720	1,908,676	1,803,082	1,697,935	1,593,237	1,488,988	1,385,188	1,281,836	1,178,933	1,076,480
4	Medium density flatted sheme (5 flats)	5	£305,720	688,523	638,748	591,178	543,611	496,648	449,689	402,933	356,382	310,033	263,890	217,950
5	Medium density flatted scheme (7 flats)	7	£366,865	964,221	897,330	830,724	764,403	698,368	632,618	567,155	501,975	437,082	372,474	308,151
6	Medium density flatted scheme (9 flats)	9	£550,297	1,236,137	1,150,143	1,064,515	979,255	894,361	809,835	725,676	641,882	558,456	475,397	392,706
7	Medium density flatted scheme (30 flats)	30	£1,375,742	3,802,059	3,534,623	3,268,328	3,003,175	2,739,163	2,476,293	2,214,564	1,953,976	1,694,530	1,436,225	1,179,062
8	Medium density flatted scheme (75 flats)	75	£3,485,213	8,434,750	7,828,639	7,225,116	6,624,182	6,025,836	5,430,078	4,836,909	4,246,327	3,658,335	3,072,931	2,490,115
9	Medium density flatted scheme (250 flats)	250	£13,482,272	16,830,718	15,053,947	13,483,980	11,920,754	10,364,332	8,814,693	7,271,837	5,728,549	4,185,685	2,649,664	1,120,487
10	Medium density flatted scheme (600 flats)	600	£22,837,319	13,536,354	10,252,374	6,965,722	3,693,477	411,094	-2,920,015	-6,263,108	-9,622,551	-13,011,616	-16,431,063	-19,870,462
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	10,707,228	9,405,861	8,110,147	6,813,323	5,517,517	4,227,415	2,943,016	1,664,320	391,328	-904,148	-2,202,163
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	8,694,264	6,567,741	4,448,377	2,338,315	219,690	-1,928,740	-4,081,611	-6,247,655	-8,426,690	-10,622,668	-12,841,253
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	14,192,620	13,552,961	12,916,061	12,281,920	11,650,538	11,021,914	10,396,049	9,772,943	9,152,594	8,535,005	7,920,174
14	Intensification scheme (industrial with 9 flats)	9	£2,659,788	6,773,340	6,691,914	6,610,835	6,530,106	6,449,722	6,369,687	6,289,999	6,210,659	6,131,665	6,053,020	5,974,722
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	4,309,314	4,037,867	3,767,578	3,498,447	3,230,476	2,963,662	2,698,007	2,433,511	2,170,172	1,907,992	1,646,971
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	9,018,442	8,383,238	7,750,770	7,121,040	6,494,049	5,869,796	5,248,280	4,629,503	4,013,463	3,400,162	2,789,597
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	10,350,269	9,242,465	8,139,446	7,041,212	5,947,761	4,859,095	3,775,214	2,696,117	1,616,206	534,624	-550,392
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	9,928,462	8,156,114	6,391,476	4,634,550	2,871,400	1,109,064	-655,317	-2,451,135	-4,242,205	-6,052,689	-7,873,503
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,788	4,272,042	3,864,300	3,458,317	3,054,093	2,651,627	2,248,869	1,846,821	1,446,545	1,048,041	651,310	256,350
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	11,221,440	10,113,621	9,010,586	7,912,336	6,818,870	5,730,180	4,646,291	3,567,179	2,492,851	1,418,945	342,185
21	High density mixed use flatted scheme (480 flats)	480	£13,940,053	11,258,075	8,612,839	5,959,022	3,316,030	671,782	-2,012,812	-4,707,567	-7,420,220	-10,152,625	-12,909,928	-15,686,999
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,159	9,339,077	8,553,194	7,770,703	6,991,603	6,215,895	5,443,577	4,674,651	3,909,116	3,146,972	2,388,219	1,632,856
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	11,593,922	9,445,350	7,312,001	5,196,948	3,096,154	991,814	-1,110,665	-3,229,880	-5,340,979	-7,463,572	-9,592,227
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	7,244,106	6,950,267	6,658,824	6,369,778	6,083,128	5,798,873	5,517,016	5,237,554	4,960,488	4,685,818	4,413,545
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	11,812,476	10,141,383	8,477,545	6,820,962	5,171,636	3,529,566	1,891,113	243,337	-1,418,410	-3,076,411	-4,734,329
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	13,772,760	12,101,666	10,437,828	8,781,245	7,131,919	5,489,849	3,855,034	2,227,476	593,101	-1,055,851	-2,706,393
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	13,990,395	12,917,154	11,848,544	10,784,566	9,725,222	8,670,508	7,620,426	6,574,977	5,534,160	4,497,975	3,461,742
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	6,845,155	4,013,797	1,176,370	-1,690,422	-4,590,347	-7,496,027	-10,433,093	-13,396,077	-16,400,065	-19,414,840	-22,415,091
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	32,603,629	29,423,572	26,257,242	23,098,776	19,937,115	16,789,281	13,655,275	10,518,982	7,383,457	4,255,277	1,111,916
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	5,219,687	5,111,120	5,003,016	4,895,375	4,788,198	4,681,484	4,575,233	4,469,446	4,364,122	4,259,261	4,154,864
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	27,872,522	25,793,442	23,723,403	21,662,406	19,609,038	17,556,774	15,513,595	13,479,502	11,454,493	9,438,571	7,431,824
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	19,237,959	17,901,999	16,571,745	15,247,199	13,928,361	12,615,230	11,307,807	10,006,092	8,710,083	7,419,783	6,134,397
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	12,730,869	9,960,566	7,198,708	4,440,955	1,691,886	-1,085,499	-3,884,799	-6,705,605	-9,538,429	-12,387,581	-15,274,763
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	43,397,247	34,378,953	25,396,013	16,360,355	7,352,660	-1,734,523	-10,938,243	-20,223,478	-29,591,667	-39,072,914	-48,714,514
35	High density mixed use flatted scheme (30 flats)	30	£733,729	2,524,646	2,274,257	2,024,948	1,776,717	1,529,566	1,283,497	1,038,506	794,595	551,764	310,011	69,339
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	5,735,027	5,323,206	4,913,144	4,504,840	4,098,295	3,693,508	3,290,478	2,889,207	2,489,695	2,091,942	1,695,946
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	9,342,222	7,085,059	4,821,864	2,557,733	303,571	-1,984,874	-4,286,076	-6,586,171	-8,905,643	-11,241,658	-13,584,956
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	11,147,275	8,890,113	6,642,801	4,390,330	2,136,167	-109,676	-2,387,129	-4,688,064	-6,987,674	-9,296,906	-11,637,924
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	8,370,588	7,570,538	6,773,938	5,980,789	5,191,093	4,404,846	3,622,051	2,842,707	2,066,815	1,294,374	517,874
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	12,026,475	9,922,063	7,812,794	5,704,703	3,605,665	1,516,261	-594,541	-2,725,558	-4,856,179	-7,002,685	-9,160,252
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	3,275,273	2,878,223	2,482,891	2,089,275	1,697,375	1,307,193	918,619	527,531	138,177	-253,245	-645,014
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	3,828,736	3,385,508	2,904,282	2,445,059	1,987,840	1,532,622	1,079,398	623,122	168,873	-287,674	-744,742
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	2,174,537	1,859,780	1,546,405	1,234,387	923,733	611,208	299,847	-10,290	-323,602	-635,511	-946,019
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	2,618,546	2,240,044	1,864,770	1,490,351	1,117,561	742,665	369,025	-3,004	-376,982	-753,279	-1,125,894
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	3,062,556	2,621,898	2,183,151	1,748,315	1,311,390	874,122	438,204	4,218	-434,382	-871,046	-1,305,768

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) — £6,088,685 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£304,434	470,765	447,101	423,535	400,069	376,704	353,438	330,271	307,204	284,238	261,370	238,602
2	Low density housing scheme (4 houses)	4	£608,869	942,409	895,080	847,949	801,018	754,286	707,754	661,421	615,288	569,353	523,619	478,083
3	Low density housing scheme (9 houses)	9	£1,382,131	2,121,213	2,014,720	1,908,676	1,803,082	1,697,935	1,593,237	1,488,988	1,385,188	1,281,836	1,178,933	1,076,480
4	Medium density flatted sheme (5 flats)	5	£202,956	688,523	638,748	591,178	543,611	496,648	449,689	402,933	356,382	310,033	263,890	217,950
5	Medium density flatted scheme (7 flats)	7	£243,547	964,221	897,330	830,724	764,403	698,368	632,618	567,155	501,975	437,082	372,474	308,151
6	Medium density flatted scheme (9 flats)	9	£365,321	1,236,137	1,150,143	1,064,515	979,255	894,361	809,835	725,676	641,882	558,456	475,397	392,706
7	Medium density flatted scheme (30 flats)	30	£913,303	3,802,059	3,534,623	3,268,328	3,003,175	2,739,163	2,476,293	2,214,564	1,953,976	1,694,530	1,436,225	1,179,062
8	Medium density flatted scheme (75 flats)	75	£2,313,700	8,434,750	7,828,639	7,225,116	6,624,182	6,025,836	5,430,078	4,836,909	4,246,327	3,658,335	3,072,931	2,490,115
9	Medium density flatted scheme (250 flats)	250	£8,950,367	16,830,718	15,053,947	13,483,980	11,920,754	10,364,332	8,814,693	7,271,837	5,728,549	4,185,685	2,649,664	1,120,487
10	Medium density flatted scheme (600 flats)	600	£15,160,026	13,536,354	10,252,374	6,965,722	3,693,477	411,094	-2,920,015	-6,263,108	-9,622,551	-13,011,616	-16,431,063	-19,870,462
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	10,707,228	9,405,861	8,110,147	6,813,323	5,517,517	4,227,415	2,943,016	1,664,320	391,328	-904,148	-2,202,163
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	8,694,264	6,567,741	4,448,377	2,338,315	219,690	-1,928,740	-4,081,611	-6,247,655	-8,426,690	-10,622,668	-12,841,253
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	14,192,620	13,552,961	12,916,061	12,281,920	11,650,538	11,021,914	10,396,049	9,772,943	9,152,594	8,535,005	7,920,174
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	6,773,340	6,691,914	6,610,835	6,530,106	6,449,722	6,369,687	6,289,999	6,210,659	6,131,665	6,053,020	5,974,722
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	4,309,314	4,037,867	3,767,578	3,498,447	3,230,476	2,963,662	2,698,007	2,433,511	2,170,172	1,907,992	1,646,971
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	9,018,442	8,383,238	7,750,770	7,121,040	6,494,049	5,869,796	5,248,280	4,629,503	4,013,463	3,400,162	2,789,597
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	10,350,269	9,242,465	8,139,446	7,041,212	5,947,761	4,859,095	3,775,214	2,696,117	1,616,206	534,624	-550,392
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	9,928,462	8,156,114	6,391,476	4,634,550	2,871,400	1,109,064	-655,317	-2,451,135	-4,242,205	-6,052,689	-7,873,503
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	4,272,042	3,864,300	3,458,317	3,054,093	2,651,627	2,248,869	1,846,821	1,446,545	1,048,041	651,310	256,350
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	11,221,440	10,113,621	9,010,586	7,912,336	6,818,870	5,730,180	4,646,291	3,567,179	2,492,851	1,418,945	342,185
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	11,258,075	8,612,839	5,959,022	3,316,030	671,782	-2,012,812	-4,707,567	-7,420,220	-10,152,625	-12,909,928	-15,686,999
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	9,339,077	8,553,194	7,770,703	6,991,603	6,215,895	5,443,577	4,674,651	3,909,116	3,146,972	2,388,219	1,632,856
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	11,593,922	9,445,350	7,312,001	5,196,948	3,096,154	991,814	-1,110,665	-3,229,880	-5,340,979	-7,463,572	-9,592,227
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	7,244,106	6,950,267	6,658,824	6,369,778	6,083,128	5,798,873	5,517,016	5,237,554	4,960,488	4,685,818	4,413,545
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	11,812,476	10,141,383	8,477,545	6,820,962	5,171,636	3,529,566	1,891,113	243,337	-1,418,410	-3,076,411	-4,734,329
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	13,772,760	12,101,666	10,437,828	8,781,245	7,131,919	5,489,849	3,855,034	2,227,476	593,101	-1,055,851	-2,706,393
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	13,990,395	12,917,154	11,848,544	10,784,566	9,725,222	8,670,508	7,620,426	6,574,977	5,534,160	4,497,975	3,461,742
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,204	6,845,155	4,013,797	1,176,370	-1,690,422	-4,590,347	-7,496,027	-10,433,093	-13,396,077	-16,400,065	-19,414,840	-22,415,091
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	32,603,629	29,423,572	26,257,242	23,098,776	19,937,115	16,789,281	13,655,275	10,518,982	7,383,457	4,255,277	1,111,916
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	5,219,687	5,111,120	5,003,016	4,895,375	4,788,198	4,681,484	4,575,233	4,469,446	4,364,122	4,259,261	4,154,864
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	27,872,522	25,793,442	23,723,403	21,662,406	19,609,038	17,556,774	15,513,595	13,479,502	11,454,493	9,438,571	7,431,824
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	19,237,959	17,901,999	16,571,745	15,247,199	13,928,361	12,615,230	11,307,807	10,006,092	8,710,083	7,419,783	6,134,397
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	12,730,869	9,960,566	7,198,708	4,440,955	1,691,886	-1,085,499	-3,884,799	-6,705,605	-9,538,429	-12,387,581	-15,274,763
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	43,397,247	34,378,953	25,396,013	16,360,355	7,352,660	-1,734,523	-10,938,243	-20,223,478	-29,591,667	-39,072,914	-48,714,514
35	High density mixed use flatted scheme (30 flats)	30	£487,095	2,524,646	2,274,257	2,024,948	1,776,717	1,529,566	1,283,497	1,038,506	794,595	551,764	310,011	69,339
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	5,735,027	5,323,206	4,913,144	4,504,840	4,098,295	3,693,508	3,290,478	2,889,207	2,489,695	2,091,942	1,695,946
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	9,342,222	7,085,059	4,821,864	2,557,733	303,571	-1,984,874	-4,286,076	-6,586,171	-8,905,643	-11,241,658	-13,584,956
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	11,147,275	8,890,113	6,642,801	4,390,330	2,136,167	-109,676	-2,387,129	-4,688,064	-6,987,674	-9,296,906	-11,637,924
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	8,370,588	7,570,538	6,773,938	5,980,789	5,191,093	4,404,846	3,622,051	2,842,707	2,066,815	1,294,374	517,874
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	12,026,475	9,922,063	7,812,794	5,704,703	3,605,665	1,516,261	-594,541	-2,725,558	-4,856,179	-7,002,685	-9,160,252
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	3,275,273	2,878,223	2,482,891	2,089,275	1,697,375	1,307,193	918,619	527,531	138,177	-253,245	-645,014
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	3,828,736	3,385,508	2,904,282	2,445,059	1,987,840	1,532,622	1,079,398	623,122	168,873	-287,674	-744,742
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	2,174,537	1,859,780	1,546,405	1,234,387	923,733	611,208	299,847	-10,290	-323,602	-635,511	-946,019
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	2,618,546	2,240,044	1,864,770	1,490,351	1,117,561	742,665	369,025	-3,004	-376,982	-753,279	-1,125,894
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	3,062,556	2,621,898	2,183,151	1,748,315	1,311,390	874,122	438,204	4,218	-434,382	-871,046	-1,305,768

BENCHMARK LAND VALUE 4 (CLEARED LAND) — £500,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£25,000	470,765	447,101	423,535	400,069	376,704	353,438	330,271	307,204	284,238	261,370	238,602
2	Low density housing scheme (4 houses)	4	£50,000	942,409	895,080	847,949	801,018	754,286	707,754	661,421	615,288	569,353	523,619	478,083
3	Low density housing scheme (9 houses)	9	£113,500	2,121,213	2,014,720	1,908,676	1,803,082	1,697,935	1,593,237	1,488,988	1,385,188	1,281,836	1,178,933	1,076,480
4	Medium density flatted sheme (5 flats)	5	£16,667	688,523	638,748	591,178	543,611	496,648	449,689	402,933	356,382	310,033	263,890	217,950
5	Medium density flatted scheme (7 flats)	7	£20,000	964,221	897,330	830,724	764,403	698,368	632,618	567,155	501,975	437,082	372,474	308,151
6	Medium density flatted scheme (9 flats)	9	£30,000	1,236,137	1,150,143	1,064,515	979,255	894,361	809,835	725,676	641,882	558,456	475,397	392,706
7	Medium density flatted scheme (30 flats)	30	£75,000	3,802,059	3,534,623	3,268,328	3,003,175	2,739,163	2,476,293	2,214,564	1,953,976	1,694,530	1,436,225	1,179,062
8	Medium density flatted scheme (75 flats)	75	£190,000	8,434,750	7,828,639	7,225,116	6,624,182	6,025,836	5,430,078	4,836,909	4,246,327	3,658,335	3,072,931	2,490,115
9	Medium density flatted scheme (250 flats)	250	£735,000	16,830,718	15,053,947	13,483,980	11,920,754	10,364,332	8,814,693	7,271,837	5,728,549	4,185,685	2,649,664	1,120,487
10	Medium density flatted scheme (600 flats)	600	£1,245,000	13,536,354	10,252,374	6,965,722	3,693,477	411,094	-2,920,015	-6,263,108	-9,622,551	-13,011,616	-16,431,063	-19,870,462
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	10,707,228	9,405,861	8,110,147	6,813,323	5,517,517	4,227,415	2,943,016	1,664,320	391,328	-904,148	-2,202,163
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	8,694,264	6,567,741	4,448,377	2,338,315	219,690	-1,928,740	-4,081,611	-6,247,655	-8,426,690	-10,622,668	-12,841,253
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	14,192,620	13,552,961	12,916,061	12,281,920	11,650,538	11,021,914	10,396,049	9,772,943	9,152,594	8,535,005	7,920,174
14	Intensification scheme (industrial with 9 flats)	9	£145,000	6,773,340	6,691,914	6,610,835	6,530,106	6,449,722	6,369,687	6,289,999	6,210,659	6,131,665	6,053,020	5,974,722
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	4,309,314	4,037,867	3,767,578	3,498,447	3,230,476	2,963,662	2,698,007	2,433,511	2,170,172	1,907,992	1,646,971
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	9,018,442	8,383,238	7,750,770	7,121,040	6,494,049	5,869,796	5,248,280	4,629,503	4,013,463	3,400,162	2,789,597
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	10,350,269	9,242,465	8,139,446	7,041,212	5,947,761	4,859,095	3,775,214	2,696,117	1,616,206	534,624	-550,392
18	High density mixed use flatted scheme (300 flats)	300	£378,000	9,928,462	8,156,114	6,391,476	4,634,550	2,871,400	1,109,064	-655,317	-2,451,135	-4,242,205	-6,052,689	-7,873,503
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	4,272,042	3,864,300	3,458,317	3,054,093	2,651,627	2,248,869	1,846,821	1,446,545	1,048,041	651,310	256,350
20	High density mixed use flatted scheme (150 flats)	150	£241,000	11,221,440	10,113,621	9,010,586	7,912,336	6,818,870	5,730,180	4,646,291	3,567,179	2,492,851	1,418,945	342,185
21	High density mixed use flatted scheme (400 flats)	400	£760,000	11,258,075	8,612,839	5,959,022	3,316,030	671,782	-2,012,812	-4,707,567	-7,420,220	-10,152,625	-12,909,928	-15,686,999
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	9,339,077	8,553,194	7,770,703	6,991,603	6,215,895	5,443,577	4,674,651	3,909,116	3,146,972	2,388,219	1,632,856
23	High density mixed use flatted scheme (450 flats)	450	£510,000	11,593,922	9,445,350	7,312,001	5,196,948	3,096,154	991,814	-1,110,665	-3,229,880	-5,340,979	-7,463,572	-9,592,227
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	7,244,106	6,950,267	6,658,824	6,369,778	6,083,128	5,798,873	5,517,016	5,237,554	4,960,488	4,685,818	4,413,545
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	11,812,476	10,141,383	8,477,545	6,820,962	5,171,636	3,529,566	1,891,113	243,337	-1,418,410	-3,076,411	-4,734,329
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	13,772,760	12,101,666	10,437,828	8,781,245	7,131,919	5,489,849	3,855,034	2,227,476	593,101	-1,055,851	-2,706,393
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	13,990,395	12,917,154	11,848,544	10,784,566	9,725,222	8,670,508	7,620,426	6,574,977	5,534,160	4,497,975	3,461,742
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	6,845,155	4,013,797	1,176,370	-1,690,422	-4,590,347	-7,496,027	-10,433,093	-13,396,077	-16,400,065	-19,414,840	-22,415,091
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	32,603,629	29,423,572	26,257,242	23,098,776	19,937,115	16,789,281	13,655,275	10,518,982	7,383,457	4,255,277	1,111,916
30	Intensification scheme (industrial with 12 flats)	12	£195,000	5,219,687	5,111,120	5,003,016	4,895,375	4,788,198	4,681,484	4,575,233	4,469,446	4,364,122	4,259,261	4,154,864
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	27,872,522	25,793,442	23,723,403	21,662,406	19,609,038	17,556,774	15,513,595	13,479,502	11,454,493	9,438,571	7,431,824
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	19,237,959	17,901,999	16,571,745	15,247,199	13,928,361	12,615,230	11,307,807	10,006,092	8,710,083	7,419,783	6,134,397
33	High density mixed use flatted scheme (500 flats)	500	£710,000	12,730,869	9,960,566	7,198,708	4,440,955	1,691,886	-1,085,499	-3,884,799	-6,705,605	-9,538,429	-12,387,581	-15,274,763
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	43,397,247	34,378,953	25,396,013	16,360,355	7,352,660	-1,734,523	-10,938,243	-20,223,478	-29,591,667	-39,072,914	-48,714,514
35	High density mixed use flatted scheme (30 flats)	30	£40,000	2,524,646	2,274,257	2,024,948	1,776,717	1,529,566	1,283,497	1,038,506	794,595	551,764	310,011	69,339
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	5,735,027	5,323,206	4,913,144	4,504,840	4,098,295	3,693,508	3,290,478	2,889,207	2,489,695	2,091,942	1,695,946
37	High density mixed use flatted scheme (400 flats)	400	£530,000	9,342,222	7,085,059	4,821,864	2,557,733	303,571	-1,984,874	-4,286,076	-6,586,171	-8,905,643	-11,241,658	-13,584,956
38	High density mixed use flatted scheme (400 flats)	400	£565,000	11,147,275	8,890,113	6,642,801	4,390,330	2,136,167	-109,676	-2,387,129	-4,688,064	-6,987,674	-9,296,906	-11,637,924
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	8,370,588	7,570,538	6,773,938	5,980,789	5,191,093	4,404,846	3,622,051	2,842,707	2,066,815	1,294,374	517,874
40	High density mixed use flatted scheme (350 flats)	350	£465,000	12,026,475	9,922,063	7,812,794	5,704,703	3,605,665	1,516,261	-594,541	-2,725,558	-4,856,179	-7,002,685	-9,160,252
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£100,000	3,275,273	2,878,223	2,482,891	2,089,275	1,697,375	1,307,193	918,619	527,531	138,177	-253,245	-645,014
44	High density retirement flatted scheme (70 flats)	70	£100,000	3,828,736	3,385,508	2,904,282	2,445,059	1,987,840	1,532,622	1,079,398	623,122	168,873	-287,674	-744,742
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	2,174,537	1,859,780	1,546,405	1,234,387	923,733	611,208	299,847	-10,290	-323,602	-635,511	-946,019
47	High density extracare flatted scheme (60 flats)	60	£100,000	2,618,546	2,240,044	1,864,770	1,490,351	1,117,561	742,665	369,025	-3,004	-376,982	-753,279	-1,125,894
48	High density extracare flatted scheme (70 flats)	70	£100,000	3,062,556	2,621,898	2,183,151	1,748,315	1,311,390	874,122	438,204	4,218	-434,382	-871,046	-1,305,768

Table 6.10.2: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £8,806 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY   Sales value £8,806 psm   AH tenure   Rented 70%   SO 30%   Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)   £15,437,565 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								Residual land values						
1	Low density housing scheme (2 houses)	2	£771,878	561,248	532,869	504,611	476,472	448,452	420,553	392,773	365,112	337,571	310,150	282,848
2	Low density housing scheme (4 houses)	4	£1,543,757	1,123,374	1,066,618	1,010,181	953,823	897,784	841,985	786,424	731,103	676,022	621,179	566,576
3	Low density housing scheme (9 houses)	9	£3,504,327	2,528,383	2,400,681	2,273,517	2,146,892	2,020,805	1,895,257	1,770,245	1,645,773	1,521,840	1,398,444	1,275,586
4	Medium density flatted sheme (5 flats)	5	£514,586	878,798	821,007	763,464	706,166	649,114	592,308	535,749	479,436	423,368	367,547	311,973
5	Medium density flatted scheme (7 flats)	7	£617,503	1,233,405	1,152,493	1,071,924	991,700	911,821	832,286	753,096	674,251	595,750	517,594	439,782
6	Medium density flatted scheme (9 flats)	9	£926,254	1,582,231	1,478,209	1,374,630	1,271,494	1,168,801	1,066,551	964,744	863,380	762,459	661,981	561,947
7	Medium density flatted scheme (30 flats)	30	£2,315,635	4,910,799	4,586,246	4,262,407	3,939,953	3,618,884	3,299,201	2,980,903	2,663,991	2,348,464	2,034,322	1,721,566
8	Medium density flatted scheme (75 flats)	75	£5,866,275	11,047,262	10,305,065	9,566,032	8,830,162	8,097,455	7,367,911	6,641,530	5,918,312	5,198,257	4,481,365	3,767,636
9	Medium density flatted scheme (250 flats)	250	£22,693,221	23,988,123	22,037,303	20,094,845	18,160,747	16,226,887	14,298,642	12,378,804	10,467,377	8,564,358	6,669,748	4,783,194
10	Medium density flatted scheme (600 flats)	600	£38,439,538	28,969,916	24,937,422	20,922,409	16,891,328	12,871,798	8,865,878	4,834,373	815,729	-3,264,484	-7,416,034	-11,584,730
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	16,812,617	15,193,223	13,580,823	11,975,420	10,377,011	8,785,598	7,201,180	5,622,945	4,037,280	2,458,678	887,140
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	19,335,754	18,698,874	14,072,454	11,433,265	8,805,625	6,187,953	3,552,973	929,677	-1,741,792	-4,433,092	-7,146,038
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	16,953,538	16,170,063	15,389,956	14,613,214	13,839,837	13,069,827	12,303,184	11,539,906	10,779,994	10,023,448	9,270,268
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,108,453	7,009,572	6,911,112	6,813,073	6,715,455	6,618,259	6,521,483	6,425,129	6,329,196	6,233,684	6,138,594
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	5,426,362	5,096,729	4,768,499	4,441,672	4,116,252	3,792,234	3,469,621	3,148,412	2,828,607	2,510,206	2,193,209
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	11,716,550	10,940,801	10,168,384	9,399,298	8,633,544	7,871,120	7,112,029	6,356,268	5,603,839	4,854,742	4,108,976
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	15,318,445	13,959,390	12,608,179	11,258,813	9,914,950	8,570,081	7,231,097	5,897,998	4,570,784	3,249,455	1,934,011
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	18,143,408	15,960,420	13,786,875	11,622,773	9,468,113	7,306,409	5,148,985	3,001,058	836,144	-1,342,140	-3,552,425
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	8,028,362	5,529,135	5,032,052	4,537,114	4,044,320	3,553,671	3,065,166	2,578,807	2,094,592	1,609,924	1,125,862
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	16,178,524	14,817,453	13,464,227	12,116,844	10,775,307	9,438,612	8,102,174	6,769,060	5,441,830	4,120,486	2,805,025
21	High density mixed use flatted scheme (480 flats)	480	£23,485,099	23,508,479	20,348,610	17,112,843	13,869,670	10,630,116	7,404,787	4,156,964	922,061	-2,378,576	-5,704,913	-9,061,561
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	12,757,905	11,797,732	10,841,686	9,889,765	8,941,971	7,998,304	7,058,762	6,121,234	5,184,366	4,251,649	3,323,083
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	21,581,236	18,931,032	16,289,083	13,661,459	11,056,285	8,472,562	5,884,987	3,320,106	757,194	-1,822,144	-4,425,097
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	8,447,558	8,088,605	7,732,569	7,379,449	7,029,247	6,681,959	6,337,588	5,996,133	5,657,594	5,321,972	4,989,265
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	19,544,652	17,485,105	15,434,451	13,392,691	11,347,960	9,307,038	7,275,065	5,252,061	3,238,028	1,229,852	-803,933
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	21,475,475	19,415,927	17,365,274	15,323,513	13,290,646	11,266,674	9,235,348	7,212,345	5,198,311	3,193,246	1,197,150
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	18,734,587	17,414,221	16,099,532	14,790,518	13,487,180	12,189,517	10,897,530	9,611,219	8,330,583	7,055,622	5,786,338
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	20,602,211	17,123,075	13,643,659	10,157,980	6,678,185	3,180,789	-330,840	-3,907,053	-7,515,897	-11,173,352	-14,896,792
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	46,893,806	42,969,377	39,061,819	35,171,130	31,297,311	27,440,362	23,600,282	19,777,073	15,955,742	12,135,136	8,321,733
30	Intensification scheme (industrial with 12 flats)	12	£8,020,851	5,666,507	5,534,664	5,403,384	5,272,665	5,142,508	5,012,912	4,883,879	4,755,406	4,627,496	4,500,147	4,373,360
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	37,462,534	34,891,426	32,330,746	29,773,602	27,227,612	24,692,777	22,169,097	19,656,572	17,155,200	14,664,984	12,182,361
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	25,172,083	23,526,996	21,888,942	20,257,901	18,633,873	17,016,858	15,406,856	13,803,866	12,207,890	10,618,927	9,036,976
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	25,707,972	22,316,267	18,927,522	15,534,040	12,155,399	8,783,185	5,396,246	2,023,440	-1,399,407	-4,858,578	-8,342,972
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	85,949,977	74,806,835	63,711,992	52,665,452	41,667,212	30,633,298	19,613,860	8,523,849	-2,642,483	-14,026,185	-25,548,754
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	3,598,863	3,292,518	2,987,490	2,683,777	2,381,379	2,080,299	1,780,534	1,482,084	1,184,951	889,134	594,633
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	7,491,347	6,988,040	6,486,878	5,987,860	5,490,988	4,996,260	4,503,677	4,013,238	3,524,943	3,038,794	2,554,789
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	19,994,280	17,206,815	14,431,436	11,652,316	8,873,366	6,106,624	3,336,238	559,926	-2,250,844	-5,085,377	-7,942,936
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	21,772,207	18,984,742	16,209,362	13,446,067	10,678,421	7,911,678	5,157,145	2,392,522	-377,097	-3,196,430	-6,025,167
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	11,853,937	10,872,440	9,895,160	8,922,097	7,953,252	6,988,624	6,028,213	5,072,020	4,120,045	3,172,287	2,228,746
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	21,827,883	19,233,007	16,641,143	14,046,964	11,464,104	8,892,565	6,324,405	3,747,038	1,161,114	-1,419,424	-4,036,770
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	5,052,849	4,563,207	4,075,671	3,590,244	3,106,925	2,625,712	2,146,608	1,669,612	1,194,723	721,943	246,064
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	5,902,576	5,331,321	4,762,527	4,196,190	3,632,313	3,070,895	2,511,936	1,955,436	1,401,395	849,813	294,731
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	3,602,947	3,213,793	2,826,319	2,440,523	2,056,407	1,673,969	1,293,211	914,132	534,990	154,872	-226,958
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	4,332,639	3,865,649	3,400,674	2,937,714	2,476,769	2,017,840	1,560,925	1,106,024	651,188	195,041	-263,021
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	5,062,330	4,517,505	3,975,030	3,434,906	2,897,132	2,361,709	1,828,638	1,297,916	767,386	235,210	-299,083

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL   £9,171,614 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								Residual land values						
1	Low density housing scheme (2 houses)	2	£458,581	561,248	532,869	504,611	476,472	448,452	420,553	392,773	365,112	337,571	310,150	282,848
2	Low density housing scheme (4 houses)	4	£917,161	1,123,374	1,066,618	1,010,181	953,823	897,784	841,985	786,424	731,103	676,022	621,179	566,576
3	Low density housing scheme (9 houses)	9	£2,081,956	2,528,383	2,400,681	2,273,517	2,146,892	2,020,805	1,895,257	1,770,245	1,645,773	1,521,840	1,398,444	1,275,586
4	Medium density flatted sheme (5 flats)	5	£305,720	878,798	821,007	763,464	706,166	649,114	592,308	535,749	479,436	423,368	367,547	311,973
5	Medium density flatted scheme (7 flats)	7	£366,865	1,233,405	1,152,493	1,071,924	991,700	911,821	832,286	753,096	674,251	595,750	517,594	439,782
6	Medium density flatted scheme (9 flats)	9	£550,297	1,582,231	1,478,209	1,374,630	1,271,494	1,168,801	1,066,551	964,744	863,380	762,459	661,981	561,947
7	Medium density flatted scheme (30 flats)	30	£1,375,742	4,910,799	4,586,246	4,262,407	3,939,953	3,618,884	3,299,201	2,980,903	2,663,991	2,348,464	2,034,322	1,721,566
8	Medium density flatted scheme (75 flats)	75	£3,485,213	11,047,262	10,305,065	9,566,032	8,830,162	8,097,455	7,367,911	6,641,530	5,918,312	5,198,257	4,481,365	3,767,636
9	Medium density flatted scheme (250 flats)	250	£13,482,272	23,988,123	22,037,303	20,094,845	18,160,747	16,226,887	14,298,642	12,378,804	10,467,377	8,564,358	6,669,748	4,783,194
10	Medium density flatted scheme (600 flats)	600	£22,837,319	28,969,916	24,937,422	20,922,409	16,891,328	12,871,798	8,865,878	4,834,373	815,729	-3,264,484	-7,416,034	-11,584,730
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	16,812,617	15,193,223	13,580,823	11,975,420	10,377,011	8,785,598	7,201,180	5,622,945	4,037,280	2,458,678	887,140
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	19,335,754	18,698,874	14,072,454	11,433,265	8,805,625	6,187,953	3,552,973	929,677	-1,741,792	-4,433,092	-7,146,038
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,782	16,953,538	16,170,063	15,389,956	14,613,214	13,839,837	13,069,827	12,303,184	11,539,906	10,779,994	10,023,448	9,270,268
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,108,453	7,009,572	6,911,112	6,813,073	6,715,455	6,618,259	6,521,483	6,425,129	6,329,196	6,233,684	6,138,594
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	5,426,362	5,096,729	4,768,499	4,441,672	4,116,252	3,792,234	3,469,621	3,148,412	2,828,607	2,510,206	2,193,209
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	11,716,550	10,940,801	10,168,384	9,399,298	8,633,544	7,871,120	7,112,029	6,356,268	5,603,839	4,854,742	4,108,976
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	15,318,445	13,959,390	12,608,179	11,258,813	9,914,950	8,570,081	7,231,097	5,897,998	4,570,784	3,249,455	1,934,011
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	18,143,408	15,960,420	13,786,875	11,622,773	9,468,113	7,306,409	5,148,985	3,001,058	836,144	-1,342,140	-3,552,425
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	8,028,362	5,529,135	5,032,052	4,537,114	4,044,320	3,553,671	3,065,166	2,578,807	2,094,592	1,609,924	1,125,862
20	High density mixed use flatted scheme (150 flats)	150	£4,420,716	16,178,524	14,817,453	13,464,227	12,116,844	10,775,307	9,438,612	8,102,174	6,769,060	5,441,830	4,120,486	2,805,025
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	23,508,479	20,348,610	17,112,843	13,869,670	10,630,116	7,404,787	4,156,964	922,061	-2,378,576	-5,704,913	-9,061,561
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	12,757,905	11,797,732	10,841,686	9,889,765	8,941,971	7,998,304	7,058,762	6,121,234	5,184,366	4,251,649	3,323,083
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	21,581,236	18,931,032	16,289,083	13,661,459	11,056,285	8,472,562	5,884,987	3,320,106	757,194	-1,822,144	-4,425,097
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	8,447,558	8,088,605	7,732,569	7,379,449	7,029,247	6,681,959	6,337,588	5,996,133	5,657,594	5,321,972	4,989,265
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	19,544,652	17,485,105	15,434,451	13,392,691	11,347,960	9,307,038	7,275,065	5,252,061	3,238,028	1,229,852	-803,933
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	21,475,475	19,415,927	17,365,274	15,323,513	13,290,646	11,266,674	9,235,348	7,212,345	5,198,311	3,193,246	1,197,150
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	18,734,587	17,414,221	16,099,532	14,790,518	13,487,180	12,189,517	10,897,530	9,611,219	8,330,583	7,055,622	5,786,338
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	20,602,211	17,123,075	13,643,659	10,157,980	6,678,185	3,180,789	-330,840	-3,907,053	-7,515,897	-11,173,352	-14,896,792
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	46,893,806	42,969,377	39,061,819	35,171,130	31,297,311	27,440,362	23,600,282	19,777,073	15,955,742	12,135,136	8,321,733
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	5,666,507	5,534,664	5,403,384	5,272,665	5,142,508	5,012,912	4,883,879	4,755,406	4,627,496	4,500,147	4,373,360
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	37,462,534	34,891,426	32,330,746	29,773,602	27,227,612	24,692,777	22,169,097	19,656,572	17,155,200	14,664,984	12,182,361
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	25,172,083	23,526,996	21,888,942	20,257,901	18,633,873	17,016,858	15,406,856	13,803,866	12,207,890	10,618,927	9,036,976
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	25,707,972	22,316,267	18,927,522	15,534,040	12,155,399	8,783,185	5,396,246	2,023,440	-1,399,407	-4,858,578	-8,342,972
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	85,949,977	74,806,835	63,711,992	52,665,452	41,667,212	30,633,298	19,613,860	8,523,849	-2,642,483	-14,026,185	-25,548,754
35	High density mixed use flatted scheme (30 flats)	30	£733,729	3,598,863	3,292,518	2,987,490	2,683,777	2,381,379	2,080,299	1,780,534	1,482,084	1,184,951	889,134	594,633
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	7,491,347	6,988,040	6,486,878	5,987,860	5,490,988	4,996,260	4,503,677	4,013,238	3,524,943	3,038,794	2,554,789
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	19,994,280	17,206,815	14,431,436	11,652,316	8,873,366	6,106,624	3,336,238	559,926	-2,250,844	-5,085,377	-7,942,936
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	21,772,207	18,984,742	16,209,362	13,446,067	10,678,421	7,911,678	5,157,145	2,392,522	-377,097	-3,196,430	-6,025,167
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	11,853,937	10,872,440	9,895,160	8,922,097	7,953,252	6,988,624	6,028,213	5,072,020	4,120,045	3,172,287	2,228,746
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	21,827,883	19,233,007	16,641,143	14,046,964	11,464,104	8,892,565	6,324,405	3,747,038	1,161,114	-1,419,424	-4,036,770
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	5,052,849	4,563,207	4,075,671	3,590,244	3,106,925	2,625,712	2,146,608	1,669,612	1,194,723	721,943	246,064
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	5,902,576	5,331,321	4,762,527	4,196,190	3,632,313	3,070,895	2,511,936	1,955,436	1,401,395	849,813	294,731
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	3,602,947	3,213,793	2,826,319	2,440,523	2,056,407	1,673,969	1,293,211	914,132	534,990	154,872	-226,958
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	4,332,639	3,865,649	3,400,674	2,937,714	2,476,769	2,017,840	1,560,925	1,106,024	651,188	195,041	-263,021
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	5,062,330	4,517,505	3,975,030	3,434,906	2,897,132	2,361,709	1,828,638	1,297,916	767,386	235,210	-299,083

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)   £6,088,685 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								Residual land values						
1	Low density housing scheme (2 houses)	2	£304,434	561,248	532,869	504,611	476,472	448,452	420,553	392,773	365,112	337,571	310,150	282,848
2	Low density housing scheme (4 houses)	4	£608,869	1,123,374	1,066,618	1,010,181	953,823	897,784	841,985	786,424	731,103	676,022	621,179	566,576
3	Low density housing scheme (9 houses)	9	£1,382,131	2,528,383	2,400,681	2,273,517	2,146,892	2,020,805	1,895,257	1,770,245	1,645,773	1,521,840	1,398,444	1,275,586
4	Medium density flatted sheme (5 flats)	5	£202,956	878,798	821,007	763,464	706,166	649,114	592,308	535,749	479,436	423,368	367,547	311,973
5	Medium density flatted scheme (7 flats)	7	£243,547	1,233,405	1,152,493	1,071,924	991,700	911,821	832,286	753,096	674,251	595,750	517,594	439,782
6	Medium density flatted scheme (9 flats)	9	£365,321	1,582,231	1,478,209	1,374,630	1,271,494	1,168,801	1,066,551	964,744	863,380	762,459	661,981	561,947
7	Medium density flatted scheme (30 flats)	30	£913,303	4,910,799	4,586,246	4,262,407	3,939,953	3,618,884	3,299,201	2,980,903	2,663,991	2,348,464	2,034,322	1,721,566
8	Medium density flatted scheme (75 flats)	75	£2,313,700	11,047,262	10,305,065	9,566,032	8,830,162	8,097,455	7,367,911	6,641,530	5,918,312	5,198,257	4,481,365	3,767,636
9	Medium density flatted scheme (250 flats)	250	£8,950,367	23,988,123	22,037,303	20,094,845	18,160,747	16,226,887	14,298,642	12,378,804	10,467,377	8,564,358	6,669,748	4,783,194
10	Medium density flatted scheme (600 flats)	600	£15,160,026	28,969,916	24,937,422	20,922,409	16,891,328	12,871,798	8,865,878	4,834,373	815,729	-3,264,484	-7,416,034	-11,584,730
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	16,812,617	15,193,223	13,580,823	11,975,420	10,377,011	8,785,598	7,201,180	5,622,945	4,037,280	2,458,678	887,140
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	19,335,754	18,698,874	14,072,454	11,433,265	8,805,625	6,187,953	3,552,973	929,677	-1,741,792	-4,433,092	-7,146,038
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	16,953,538	16,170,063	15,389,956	14,613,214	13,839,837	13,069,827	12,303,184	11,539,906	10,779,994	10,023,448	9,270,268
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,108,453	7,009,572	6,911,112	6,813,073	6,715,455	6,618,259	6,521,483	6,425,129	6,329,196	6,233,684	6,138,594
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	5,426,362	5,096,729	4,768,499	4,441,672	4,116,252	3,792,234	3,469,621	3,148,412	2,828,607	2,510,206	2,193,209
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	11,716,550	10,940,801	10,168,384	9,399,298	8,633,544	7,871,120	7,112,029	6,356,268	5,603,839	4,854,742	4,108,976
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	15,318,445	13,959,390	12,608,179	11,258,813	9,914,950	8,570,081	7,231,097	5,897,998	4,570,784	3,249,455	1,934,011
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	18,143,408	15,960,420	13,786,875	11,622,773	9,468,113	7,306,409	5,148,985	3,001,058	836,144	-1,342,140	-3,552,425
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	8,028,362	5,529,135	5,032,052	4,537,114	4,044,320	3,553,671	3,065,166	2,578,807	2,094,592	1,609,924	1,125,862
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	16,178,524	14,817,453	13,464,227	12,116,844	10,775,307	9,438,612	8,102,174	6,769,060	5,441,830	4,120,486	2,805,025
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	23,508,479	20,348,610	17,112,843	13,869,670	10,630,116	7,404,787	4,156,964	922,061	-2,378,576	-5,704,913	-9,061,561
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	12,757,905	11,797,732	10,841,686	9,889,765	8,941,971	7,998,304	7,058,762	6,121,234	5,184,366	4,251,649	3,323,083
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	21,581,236	18,931,032	16,289,083	13,661,459	11,056,285	8,472,562	5,884,987	3,320,106	757,194	-1,822,144	-4,425,097
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	8,447,558	8,088,605	7,732,569	7,379,449	7,029,247	6,681,959	6,337,588	5,996,133	5,657,594	5,321,972	4,989,265
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	19,544,652	17,485,105	15,434,451	13,392,691	11,347,960	9,307,038	7,275,065	5,252,061	3,238,028	1,229,852	-803,933
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	21,475,475	19,415,927	17,365,274	15,323,513	13,290,646	11,266,674	9,235,348	7,212,345	5,198,311	3,193,246	1,197,150
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	18,734,587	17,414,221	16,099,532	14,790,518	13,487,180	12,189,517	10,897,530	9,611,219	8,330,583	7,055,622	5,786,338
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	20,602,211	17,123,075	13,643,659	10,157,980	6,678,185	3,180,789	-330,840	-3,907,053	-7,515,897	-11,173,352	-14,896,792
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	46,893,806	42,969,377	39,061,819	35,171,130	31,297,311	27,440,362	23,600,282	19,777,073	15,955,742	12,135,136	8,321,733
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	5,666,507	5,534,664	5,403,384	5,272,665	5,142,508	5,012,912	4,883,879	4,755,406	4,627,496	4,500,147	4,373,360
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	37,462,534	34,891,426	32,330,746	29,773,602	27,227,612	24,692,777	22,169,097	19,656,572	17,155,200	14,664,984	12,182,361
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	25,172,083	23,526,996	21,888,942	20,257,901	18,633,873	17,016,858	15,406,856	13,803,866	12,207,890	10,618,927	9,036,976
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	25,707,972	22,316,267	18,927,522	15,534,040	12,155,399	8,783,185	5,396,246	2,023,440	-1,399,407	-4,858,578	-8,342,972
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	85,949,977	74,806,835	63,711,992	52,665,452	41,667,212	30,633,298	19,613,860	8,523,849	-2,642,483	-14,026,185	-25,548,754
35	High density mixed use flatted scheme (30 flats)	30	£487,095	3,598,863	3,292,518	2,987,490	2,683,777	2,381,379	2,080,299	1,780,534	1,482,084	1,184,951	889,134	594,633
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	7,491,347	6,988,040	6,486,878	5,987,860	5,490,988	4,996,260	4,503,677	4,013,238	3,524,943	3,038,794	2,554,789
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	19,994,280	17,206,815	14,431,436	11,652,316	8,873,366	6,106,624	3,336,238	559,926	-2,250,844	-5,085,377	-7,942,936
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	21,772,207	18,984,742	16,209,362	13,446,067	10,678,421	7,911,678	5,157,145	2,392,522	-377,097	-3,196,430	-6,025,167
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	11,853,937	10,872,440	9,895,160	8,922,097	7,953,252	6,988,624	6,028,213	5,072,020	4,120,045	3,172,287	2,228,746
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	21,827,883	19,233,007	16,641,143	14,046,964	11,464,104	8,892,565	6,324,405	3,747,038	1,161,114	-1,419,424	-4,036,770
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	5,052,849	4,563,207	4,075,671	3,590,244	3,106,925	2,625,712	2,146,608	1,669,612	1,194,723	721,943	246,064
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	5,902,576	5,331,321	4,762,527	4,196,190	3,632,313	3,070,895	2,511,936	1,955,436	1,401,395	849,813	294,731
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	3,602,947	3,213,793	2,826,319	2,440,523	2,056,407	1,673,969	1,293,211	914,132	534,990	154,872	-226,958
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	4,332,639	3,865,649	3,400,674	2,937,714	2,476,769	2,017,840	1,560,925	1,106,024	651,188	195,041	-263,021
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	5,062,330	4,517,505	3,975,030	3,434,906	2,897,132	2,361,709	1,828,638	1,297,916	767,386	235,210	-299,083

BENCHMARK LAND VALUE 4 (CLEARED LAND)   £500,000 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								Residual land values						
1	Low density housing scheme (2 houses)	2	£25,000	561,248	532,869	504,611	476,472	448,452	420,553	392,773	365,112	337,571	310,150	282,848
2	Low density housing scheme (4 houses)	4	£50,000	1,123,374	1,066,618	1,010,181	953,823	897,784	841,985	786,424	731,103	676,022	621,179	566,576
3	Low density housing scheme (9 houses)	9	£113,500	2,528,383	2,400,681	2,273,517	2,146,892	2,020,805	1,895,257	1,770,245	1,645,773	1,521,840	1,398,444	1,275,586
4	Medium density flatted sheme (5 flats)	5	£16,667	878,798	821,007	763,464	706,166	649,114	592,308	535,749	479,436	423,368	367,547	311,973
5	Medium density flatted scheme (7 flats)	7	£20,000	1,233,405	1,152,493	1,071,924	991,700	911,821	832,286	753,096	674,251	595,750	517,594	439,782
6	Medium density flatted scheme (9 flats)	9	£30,000	1,582,231	1,478,209	1,374,630	1,271,494	1,168,801	1,066,551	964,744	863,380	762,459	661,981	561,947
7	Medium density flatted scheme (30 flats)	30	£75,000	4,910,799	4,586,246	4,262,407	3,939,953	3,618,884	3,299,201	2,980,903	2,663,991	2,348,464	2,034,322	1,721,566
8	Medium density flatted scheme (75 flats)	75	£190,000	11,047,262	10,305,065	9,566,032	8,830,162	8,097,455	7,367,911	6,641,530	5,918,312	5,198,257	4,481,365	3,767,636
9	Medium density flatted scheme (250 flats)	250	£735,000	23,988,123	22,037,303	20,094,845	18,160,747	16,226,887	14,298,642	12,378,804	10,467,377	8,564,358	6,669,748	4,783,194
10	Medium density flatted scheme (600 flats)	600	£1,245,000	28,969,916	24,937,422	20,922,409	16,891,328	12,871,798	8,865,878	4,834,373	815,729	-3,264,484	-7,416,034	-11,584,730
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	16,812,617	15,193,223	13,580,823	11,975,420	10,377,011	8,785,598	7,201,180	5,622,945	4,037,280	2,458,678	887,140
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	19,335,754	18,698,874	14,072,454	11,433,265	8,805,625	6,187,953	3,552,973	929,677	-1,741,792	-4,433,092	-7,146,038
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	16,953,538	16,170,063	15,389,956	14,613,214	13,839,837	13,069,827	12,303,184	11,539,906	10,779,994	10,023,448	9,270,268
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,108,453	7,009,572	6,911,112	6,813,073	6,715,455	6,618,259	6,521,483	6,425,129	6,329,196	6,233,684	6,138,594
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	5,426,362	5,096,729	4,768,499	4,441,672	4,116,252	3,792,234	3,469,621	3,148,412	2,828,607	2,510,206	2,193,209
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	11,716,550	10,940,801	10,168,384	9,399,298	8,633,544	7,871,120	7,112,029	6,356,268	5,603,839	4,854,742	4,108,976
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	15,318,445	13,959,390	12,608,179	11,258,813	9,914,950	8,570,081	7,231,097	5,897,998	4,570,784	3,249,455	1,934,011
18	High density mixed use flatted scheme (300 flats)	300	£378,000	18,143,408	15,960,420	13,786,875	11,622,773	9,468,113	7,306,409	5,148,985	3,001,058	836,144	-1,342,140	-3,552,425
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	8,028,362	5,529,135	5,032,052	4,537,114	4,044,320	3,553,671	3,065,166	2,578,807	2,094,592	1,609,924	1,125,862
20	High density mixed use flatted scheme (150 flats)	150	£241,000	16,178,524	14,817,453	13,464,227	12,116,844	10,775,307	9,438,612	8,102,174	6,769,060	5,441,830	4,120,486	2,805,025
21	High density mixed use flatted scheme (480 flats)	480	£780,000	23,508,479	20,348,610	17,112,843	13,869,670	10,630,116	7,404,787	4,156,964	922,061	-2,378,576	-5,704,913	-9,061,561
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	12,757,905	11,797,732	10,841,686	9,889,765	8,941,971	7,998,304	7,058,762	6,121,234	5,184,366	4,251,649	3,323,083
23	High density mixed use flatted scheme (450 flats)	450	£510,000	21,581,236	18,931,032	16,289,083	13,661,459	11,056,285	8,472,562	5,884,987	3,320,106	757,194	-1,822,144	-4,425,097
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	8,447,558	8,088,605	7,732,569	7,379,449	7,029,247	6,681,959	6,337,588	5,996,133	5,657,594	5,321,972	4,989,265
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	19,544,652	17,485,105	15,434,451	13,392,691	11,347,960	9,307,038	7,275,065	5,252,061	3,238,028	1,229,852	-803,933
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	21,475,475	19,415,927	17,365,274	15,323,513	13,290,646	11,266,674	9,235,348	7,212,345	5,198,311	3,193,246	1,197,150
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	18,734,587	17,414,221	16,099,532	14,790,518	13,487,180	12,189,517	10,897,530	9,611,219	8,330,583	7,055,622	5,786,338
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	20,602,211	17,123,075	13,643,659	10,157,980	6,678,185	3,180,789	-330,840	-3,907,053	-7,515,897	-11,173,352	-14,896,792
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	46,893,806	42,969,377	39,061,819	35,171,130	31,297,311	27,440,362	23,600,282	19,777,073	15,955,742	12,135,136	8,321,733
30	Intensification scheme (industrial with 12 flats)	12	£195,000	5,666,507	5,534,664	5,403,384	5,272,665	5,142,508	5,012,912	4,883,879	4,755,406	4,627,496	4,500,147	4,373,360
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	37,462,534	34,891,426	32,330,746	29,773,602	27,227,612	24,692,777	22,169,097	19,656,572	17,155,200	14,664,984	12,182,361
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	25,172,083	23,526,996	21,888,942	20,257,901	18,633,873	17,016,858	15,406,856	13,803,866	12,207,890	10,618,927	9,036,976
33	High density mixed use flatted scheme (500 flats)	500	£710,000	25,707,972	22,316,267	18,927,522	15,534,040	12,155,399	8,783,185	5,396,246	2,023,440	-1,399,407	-4,858,578	-8,342,972
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	85,949,977	74,806,835	63,711,992	52,665,452	41,667,212	30,633,298	19,613,860	8,523,849	-2,642,483	-14,026,185	-25,548,754
35	High density mixed use flatted scheme (30 flats)	30	£40,000	3,598,863	3,292,518	2,987,490	2,683,777	2,381,379	2,080,299	1,780,534	1,482,084	1,184,951	889,134	594,633
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	7,491,347	6,988,040	6,486,878	5,987,860	5,490,988	4,996,260	4,503,677	4,013,238	3,524,943	3,038,794	2,554,789
37	High density mixed use flatted scheme (400 flats)	400	£530,000	19,994,280	17,206,815	14,431,436	11,652,316	8,873,366	6,106,624	3,336,238	559,926	-2,250,844	-5,085,377	-7,942,936
38	High density mixed use flatted scheme (400 flats)	400	£565,000	21,772,207	18,984,742	16,209,362	13,446,067	10,678,421	7,911,678	5,157,145	2,392,522	-377,097	-3,196,430	-6,025,167
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	11,853,937	10,872,440	9,895,160	8,922,097	7,953,252	6,988,624	6,028,213	5,072,020	4,120,045	3,172,287	2,228,746
40	High density mixed use flatted scheme (350 flats)	350	£465,000	21,827,883	19,233,007	16,641,143	14,046,964	11,464,104	8,892,565	6,324,405	3,747,038	1,161,114	-1,419,424	-4,036,770
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£100,000	5,052,849	4,563,207	4,075,671	3,590,244	3,106,925	2,625,712	2,146,608	1,669,612	1,194,723	721,943	246,064
44	High density retirement flatted scheme (70 flats)	70	£100,000	5,902,576	5,331,321	4,762,527	4,196,190	3,632,313	3,070,895	2,511,936	1,955,436	1,401,395	849,813	294,731
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	3,602,947	3,213,793	2,826,319	2,440,523	2,056,407	1,673,969	1,293,211	914,132	534,990	154,872	-226,958
47	High density extracare flatted scheme (60 flats)	60	£100,000	4,332,639	3,865,649	3,400,674	2,937,714	2,476,769	2,017,840	1,560,925	1,106,024	651,188	195,041	-263,021
48	High density extracare flatted scheme (70 flats)	70	£100,000	5,062,330	4,517,505	3,975,030	3,434,906	2,897,132	2,361,709	1,828,638	1,297,916	767,386	235,210	-299,083

Table 6.10.3: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £9,583 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY Sales value £9,583 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £15,437,565 PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£771,878	651,730	618,638	585,687	552,875	520,201	487,668	455,275	423,020	390,905	358,930	327,094
2	Low density housing scheme (4 houses)	4	£1,543,757	1,304,339	1,238,155	1,172,252	1,106,627	1,041,282	976,215	911,427	846,919	782,689	718,739	655,067
3	Low density housing scheme (9 houses)	9	£3,504,327	2,935,552	2,786,641	2,638,358	2,490,702	2,343,674	2,197,275	2,051,503	1,906,358	1,761,842	1,617,953	1,474,692
4	Medium density flatted sheme (5 flats)	5	£514,586	1,071,072	1,003,266	935,749	868,521	801,581	734,929	668,565	602,490	536,703	471,205	405,995
5	Medium density flatted scheme (7 flats)	7	£617,503	1,502,590	1,407,655	1,313,124	1,218,997	1,125,273	1,031,954	939,038	846,527	754,419	662,714	571,414
6	Medium density flatted scheme (9 flats)	9	£926,254	1,928,326	1,806,276	1,684,745	1,563,733	1,443,240	1,323,267	1,203,812	1,084,877	966,462	848,565	731,187
7	Medium density flatted scheme (30 flats)	30	£2,315,635	6,009,985	5,628,354	5,248,345	4,869,959	4,493,197	4,118,059	3,744,543	3,372,652	3,002,384	2,632,419	2,264,070
8	Medium density flatted scheme (75 flats)	75	£5,866,275	13,641,031	12,765,694	11,894,083	11,026,197	10,162,037	9,301,600	8,444,890	7,590,297	6,738,179	5,889,800	5,045,158
9	Medium density flatted scheme (250 flats)	250	£22,693,221	31,298,923	28,967,285	26,645,617	24,333,918	22,032,188	19,740,427	17,458,636	15,186,812	12,922,242	10,655,532	8,398,856
10	Medium density flatted scheme (600 flats)	600	£38,439,538	44,162,114	39,373,258	34,605,073	29,857,558	25,090,759	20,343,801	15,605,984	10,851,502	6,101,589	1,331,593	-3,524,690
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	22,865,811	20,941,060	19,024,591	17,116,406	15,216,502	13,314,278	11,418,547	9,531,155	7,652,101	5,781,385	3,911,827
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	29,810,827	26,650,779	23,504,374	20,369,302	17,224,057	14,092,571	10,970,071	7,834,287	4,708,630	1,583,040	-1,618,462
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	19,714,454	18,787,166	17,863,849	16,944,507	16,029,137	15,117,741	14,210,319	13,306,869	12,407,393	11,511,890	10,620,360
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,443,568	7,327,231	7,211,388	7,096,040	6,981,188	6,866,830	6,752,967	6,639,599	6,526,726	6,414,348	6,302,465
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	6,543,411	6,155,590	5,769,419	5,384,898	5,002,027	4,620,806	4,241,235	3,863,313	3,487,042	3,112,420	2,739,447
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	14,390,682	13,477,571	12,568,369	11,663,080	10,761,700	9,864,231	8,970,673	8,081,026	7,194,216	6,309,323	5,428,355
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	20,263,531	18,646,887	17,037,176	15,434,397	13,838,549	12,249,634	10,667,650	9,092,598	7,519,763	5,946,633	4,380,489
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	28,244,955	23,656,977	21,080,149	18,514,470	15,959,940	13,404,682	10,850,829	8,308,221	5,759,920	3,212,963	656,142
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	7,784,883	7,193,969	6,605,786	6,020,134	5,437,013	4,856,424	4,278,365	3,702,837	3,129,840	2,559,374	1,991,439
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	21,121,810	19,504,951	17,895,225	16,292,430	14,696,566	13,107,636	11,525,636	9,950,569	8,382,433	6,817,664	5,251,503
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	35,852,225	31,964,071	28,092,697	24,238,101	20,400,284	16,570,246	12,769,903	8,942,685	5,122,854	1,283,987	-2,619,881
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	16,176,073	15,037,848	13,904,502	12,776,034	11,652,445	10,533,733	9,419,900	8,310,945	7,206,868	6,107,669	5,013,308
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	31,437,675	28,274,544	25,129,960	21,997,545	18,891,661	15,812,310	12,743,886	9,690,021	6,659,573	3,625,808	604,416
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	9,651,009	9,226,944	8,806,314	8,389,121	7,975,364	7,565,044	7,158,160	6,754,712	6,354,701	5,958,126	5,564,987
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	27,237,517	24,777,251	22,327,570	19,888,475	17,459,966	15,042,042	12,634,705	10,236,930	7,829,164	5,432,062	3,045,602
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	29,168,340	26,708,073	24,258,392	21,819,297	19,390,787	16,972,864	14,565,527	12,168,775	9,782,609	7,392,365	5,005,965
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	23,463,095	21,900,631	20,344,863	18,795,790	17,249,139	15,708,527	14,174,634	12,647,461	11,127,006	9,613,271	8,106,255
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	34,198,209	30,010,937	25,841,738	21,690,093	17,557,801	13,443,062	9,312,208	5,178,191	1,020,767	-3,221,467	-7,530,566
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	61,019,151	56,410,455	51,807,631	47,211,558	42,628,863	38,040,116	33,471,382	28,922,661	24,393,954	19,885,259	15,396,578
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	6,113,326	5,958,209	5,803,752	5,649,956	5,496,819	5,344,342	5,192,524	5,041,367	4,890,869	4,741,033	4,591,855
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,288	46,872,385	43,905,910	40,852,844	37,812,586	34,785,734	31,772,091	28,771,655	25,784,427	22,810,405	19,843,674	16,883,257
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	31,058,435	29,110,558	27,170,972	25,239,677	23,316,673	21,401,960	19,495,537	17,597,406	15,705,696	13,818,070	11,938,761
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	38,497,690	34,468,140	30,455,983	26,437,492	22,428,408	18,436,856	14,441,974	10,446,419	6,453,838	2,446,348	-1,606,296
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	128,318,625	115,081,402	101,782,732	88,541,708	75,358,332	62,232,602	49,164,518	36,154,083	23,106,135	10,008,834	-3,240,912
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	4,673,080	4,310,780	3,950,031	3,590,836	3,233,192	2,877,100	2,522,561	2,169,574	1,818,139	1,468,256	1,119,926
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	9,247,667	8,652,674	8,060,613	7,470,881	6,883,681	6,299,012	5,716,874	5,137,267	4,560,191	3,985,647	3,413,633
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	30,499,239	27,188,764	23,892,580	20,601,500	17,306,181	14,025,274	10,757,184	7,470,595	4,198,572	906,485	-2,426,136
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	32,250,445	28,939,971	25,643,786	22,361,890	19,084,107	15,803,200	12,536,705	9,275,649	6,003,627	2,739,081	-553,345
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	15,337,288	14,174,342	13,016,381	11,863,405	10,715,411	9,572,401	8,434,375	7,301,334	6,173,274	5,050,200	3,932,108
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	31,525,834	28,441,913	25,354,568	22,280,582	19,219,957	16,172,689	13,127,352	10,079,029	7,044,190	4,002,801	960,063
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	6,830,427	6,248,190	5,668,453	5,091,214	4,516,474	3,944,232	3,374,490	2,807,246	2,242,501	1,680,255	1,120,507
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	7,976,416	7,297,136	6,620,771	5,947,321	5,276,787	4,609,168	3,944,464	3,282,675	2,623,802	1,967,843	1,314,801
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	5,031,357	4,567,798	4,106,232	3,646,660	3,189,080	2,733,495	2,279,901	1,828,302	1,378,695	931,082	484,708
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	6,046,730	5,490,455	4,936,570	4,385,078	3,835,978	3,289,269	2,744,952	2,203,028	1,663,495	1,126,355	590,838
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	7,062,104	6,413,111	5,766,906	5,123,497	4,482,875	3,845,044	3,210,004	2,577,754	1,940,296	1,321,627	696,968

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL £9,171,614 PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£458,581	651,730	618,638	585,687	552,875	520,201	487,668	455,275	423,020	390,905	358,930	327,094
2	Low density housing scheme (4 houses)	4	£917,161	1,304,339	1,238,155	1,172,252	1,106,627	1,041,282	976,215	911,427	846,919	782,689	718,739	655,067
3	Low density housing scheme (9 houses)	9	£2,081,956	2,935,552	2,786,641	2,638,358	2,490,702	2,343,674	2,197,275	2,051,503	1,906,358	1,761,842	1,617,953	1,474,692
4	Medium density flatted sheme (5 flats)	5	£305,720	1,071,072	1,003,266	935,749	868,521	801,581	734,929	668,565	602,490	536,703	471,205	405,995
5	Medium density flatted scheme (7 flats)	7	£366,865	1,502,590	1,407,655	1,313,124	1,218,997	1,125,273	1,031,954	939,038	846,527	754,419	662,714	571,414
6	Medium density flatted scheme (9 flats)	9	£550,297	1,928,326	1,806,276	1,684,745	1,563,733	1,443,240	1,323,267	1,203,812	1,084,877	966,462	848,565	731,187
7	Medium density flatted scheme (30 flats)	30	£1,375,742	6,009,985	5,628,354	5,248,345	4,869,959	4,493,197	4,118,059	3,744,543	3,372,652	3,002,384	2,632,419	2,264,070
8	Medium density flatted scheme (75 flats)	75	£3,485,213	13,641,031	12,765,694	11,894,083	11,026,197	10,162,037	9,301,600	8,444,890	7,590,297	6,738,179	5,889,800	5,045,158
9	Medium density flatted scheme (250 flats)	250	£13,482,272	31,298,923	28,967,285	26,645,617	24,333,918	22,032,188	19,740,427	17,458,636	15,186,812	12,922,242	10,655,532	8,398,856
10	Medium density flatted scheme (600 flats)	600	£22,837,319	44,162,114	39,373,258	34,605,073	29,857,558	25,090,759	20,343,801	15,605,984	10,851,502	6,101,589	1,331,593	-3,524,690
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	22,865,811	20,941,060	19,024,591	17,116,406	15,216,502	13,314,278	11,418,547	9,531,155	7,652,101	5,781,385	3,911,827
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	29,810,827	26,650,779	23,504,374	20,369,302	17,224,057	14,092,571	10,970,071	7,834,287	4,708,630	1,583,040	-1,618,462
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	19,714,454	18,787,166	17,863,849	16,944,507	16,029,137	15,117,741	14,210,319	13,306,869	12,407,393	11,511,890	10,620,360
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,443,568	7,327,231	7,211,388	7,096,040	6,981,188	6,866,830	6,752,967	6,639,599	6,526,726	6,414,348	6,302,465
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	6,543,411	6,155,590	5,769,419	5,384,898	5,002,027	4,620,806	4,241,235	3,863,313	3,487,042	3,112,420	2,739,447
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	14,390,682	13,477,571	12,568,369	11,663,080	10,761,700	9,864,231	8,970,673	8,081,026	7,194,216	6,309,323	5,428,355
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	20,263,531	18,646,887	17,037,176	15,434,397	13,838,549	12,249,634	10,667,650	9,092,598	7,519,763	5,946,633	4,380,489
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	28,244,955	23,656,977	21,080,149	18,514,470	15,959,940	13,404,682	10,850,829	8,308,221	5,759,920	3,212,963	656,142
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	7,784,883	7,193,969	6,605,786	6,020,134	5,437,013	4,856,424	4,278,365	3,702,837	3,129,840	2,559,374	1,991,439
20	High density mixed use flatted scheme (150 flats)	150	£4,420,716	21,121,810	19,504,951	17,895,225	16,292,430	14,696,566	13,107,636	11,525,636	9,950,569	8,382,433	6,817,664	5,251,503
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	35,852,225	31,964,071	28,092,697	24,238,101	20,400,284	16,570,246	12,769,903	8,942,685	5,122,854	1,283,987	-2,619,881
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	16,176,073	15,037,848	13,904,502	12,776,034	11,652,445	10,533,733	9,419,900	8,310,945	7,206,868	6,107,669	5,013,308
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	31,437,675	28,274,544	25,129,960	21,997,545	18,891,661	15,812,310	12,743,886	9,690,021	6,659,573	3,625,808	604,416
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	9,651,009	9,226,944	8,806,314	8,389,121	7,975,364	7,565,044	7,158,160	6,754,712	6,354,701	5,958,126	5,564,987
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	27,237,517	24,777,251	22,327,570	19,888,475	17,459,966	15,042,042	12,634,705	10,236,930	7,829,164	5,432,062	3,045,602
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	29,168,340	26,708,073	24,258,392	21,819,297	19,390,787	16,972,864	14,565,527	12,168,775	9,782,609	7,392,365	5,005,965
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	23,463,095	21,900,631	20,344,863	18,795,790	17,249,139	15,708,527	14,174,634	12,647,461	11,127,006	9,613,271	8,106,255
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	34,198,209	30,010,937	25,841,738	21,690,093	17,557,801	13,443,062	9,312,208	5,178,191	1,020,767	-3,221,467	-7,530,566
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	61,019,151	56,410,455	51,807,631	47,211,558	42,628,863	38,040,116	33,471,382	28,922,661	24,393,954	19,885,259	15,396,578
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,113,326	5,958,209	5,803,752	5,649,956	5,496,819	5,344,342	5,192,524	5,041,367	4,890,869	4,741,033	4,591,855
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	46,872,385	43,905,910	40,852,844	37,812,586	34,785,734	31,772,091	28,771,655	25,784,427	22,810,405	19,843,674	16,883,257
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	31,058,435	29,110,558	27,170,972	25,239,677	23,316,673	21,401,960	19,495,537	17,597,406	15,705,696	13,818,070	11,938,761
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	38,497,690	34,468,140	30,455,983	26,437,492	22,428,408	18,436,856	14,441,974	10,446,419	6,453,838	2,446,348	-1,606,296
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	128,318,625	115,081,402	101,782,732	88,541,708	75,358,332	62,232,602	49,164,518	36,154,083	23,106,135	10,008,834	-3,240,912
35	High density mixed use flatted scheme (30 flats)	30	£733,729	4,673,080	4,310,780	3,950,031	3,590,836	3,233,192	2,877,100	2,522,561	2,169,574	1,818,139	1,468,256	1,119,926
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	9,247,667	8,652,674	8,060,613	7,470,881	6,883,681	6,299,012	5,716,874	5,137,267	4,560,191	3,985,647	3,413,633
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	30,499,239	27,188,764	23,892,580	20,601,500	17,306,181	14,025,274	10,757,184	7,470,595	4,198,572	906,485	-2,426,136
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	32,250,445	28,939,971	25,643,786	22,361,890	19,084,107	15,803,200	12,536,705	9,275,649	6,003,627	2,739,081	-553,345
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	15,337,288	14,174,342	13,016,381	11,863,405	10,715,411	9,572,401	8,434,375	7,301,334	6,173,274	5,050,200	3,932,108
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	31,525,834	28,441,913	25,354,568	22,280,582	19,219,957	16,172,689	13,127,352	10,079,029	7,044,190	4,002,801	960,063
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	6,830,427	6,248,190	5,668,453	5,091,214	4,516,474	3,944,232	3,374,490	2,807,246	2,242,501	1,680,255	1,120,507
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	7,976,416	7,297,136	6,620,771	5,947,321	5,276,787	4,609,168	3,944,464	3,282,675	2,623,802	1,967,843	1,314,801
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	5,031,357	4,567,798	4,106,232	3,646,660	3,189,080	2,733,495	2,279,901	1,828,302	1,378,695	931,082	484,708
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	6,046,730	5,490,455	4,936,570	4,385,078	3,835,978	3,289,269	2,744,952	2,203,028	1,663,495	1,126,355	590,838
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	7,062,104	6,413,111	5,766,906	5,123,497	4,482,875	3,845,044	3,210,004	2,577,754	1,940,296	1,321,627	696,968

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £6,088,685 PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£304,434	651,730	618,638	585,687	552,875	520,201	487,668	455,275	423,020	390,905	358,930	327,094
2	Low density housing scheme (4 houses)	4	£608,869	1,304,339	1,238,155	1,172,252	1,106,627	1,041,282	976,215	911,427	846,919	782,689	718,739	655,067
3	Low density housing scheme (9 houses)	9	£1,382,131	2,935,552	2,786,641	2,638,358	2,490,702	2,343,674	2,197,275	2,051,503	1,906,358	1,761,842	1,617,953	1,474,692
4	Medium density flatted sheme (5 flats)	5	£202,956	1,071,072	1,003,266	935,749	868,521	801,581	734,929	668,565	602,490	536,703	471,205	405,995
5	Medium density flatted scheme (7 flats)	7	£243,547	1,502,590	1,407,655	1,313,124	1,218,997	1,125,273	1,031,954	939,038	846,527	754,419	662,714	571,414
6	Medium density flatted scheme (9 flats)	9	£365,321	1,928,326	1,806,276	1,684,745	1,563,733	1,443,240	1,323,267	1,203,812	1,084,877	966,462	848,565	731,187
7	Medium density flatted scheme (30 flats)	30	£913,303	6,009,985	5,628,354	5,248,345	4,869,959	4,493,197	4,118,059	3,744,543	3,372,652	3,002,384	2,632,419	2,264,070
8	Medium density flatted scheme (75 flats)	75	£2,313,700	13,641,031	12,765,694	11,894,083	11,026,197	10,162,037	9,301,600	8,444,890	7,590,297	6,738,179	5,889,800	5,045,158
9	Medium density flatted scheme (250 flats)	250	£8,950,367	31,298,923	28,967,285	26,645,617	24,333,918	22,032,188	19,740,427	17,458,636	15,186,812	12,922,242	10,655,532	8,398,856
10	Medium density flatted scheme (600 flats)	600	£15,160,026	44,162,114	39,373,258	34,605,073	29,857,558	25,090,759	20,343,801	15,605,984	10,851,502	6,101,589	1,331,593	-3,524,690
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	22,865,811	20,941,060	19,024,591	17,116,406	15,216,502	13,314,278	11,418,547	9,531,155	7,652,101	5,781,385	3,911,827
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	29,810,827	26,650,779	23,504,374	20,369,302	17,224,057	14,092,571	10,970,071	7,834,287	4,708,630	1,583,040	-1,618,462
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	19,714,454	18,787,166	17,863,849	16,944,507	16,029,137	15,117,741	14,210,319	13,306,869	12,407,393	11,511,890	10,620,360
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,443,568	7,327,231	7,211,388	7,096,040	6,981,188	6,866,830	6,752,967	6,639,599	6,526,726	6,414,348	6,302,465
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	6,543,411	6,155,590	5,769,419	5,384,898	5,002,027	4,620,806	4,241,235	3,863,313	3,487,042	3,112,420	2,739,447
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	14,390,682	13,477,571	12,568,369	11,663,080	10,761,700	9,864,231	8,970,673	8,081,026	7,194,216	6,309,323	5,428,355
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	20,263,531	18,646,887	17,037,176	15,434,397	13,838,549	12,249,634	10,667,650	9,092,598	7,519,763	5,946,633	4,380,489
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	28,244,955	23,656,977	21,080,149	18,514,470	15,959,940	13,404,682	10,850,829	8,308,221	5,759,920	3,212,963	656,142
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	7,784,883	7,193,969	6,605,786	6,020,134	5,437,013	4,856,424	4,278,365	3,702,837	3,129,840	2,559,374	1,991,439
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	21,121,810	19,504,951	17,895,225	16,292,430	14,696,566	13,107,636	11,525,636	9,950,569	8,382,433	6,817,664	5,251,503
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	35,852,225	31,964,071	28,092,697	24,238,101	20,400,284	16,570,246	12,769,903	8,942,685	5,122,854	1,283,987	-2,619,881
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	16,176,073	15,037,848	13,904,502	12,776,034	11,652,445	10,533,733	9,419,900	8,310,945	7,206,868	6,107,669	5,013,308
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	31,437,675	28,274,544	25,129,960	21,997,545	18,891,661	15,812,310	12,743,886	9,690,021	6,659,573	3,625,808	604,416
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	9,651,009	9,226,944	8,806,314	8,389,121	7,975,364	7,565,044	7,158,160	6,754,712	6,354,701	5,958,126	5,564,987
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	27,237,517	24,777,251	22,327,570	19,888,475	17,459,966	15,042,042	12,634,705	10,236,930	7,829,164	5,432,062	3,045,602
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	29,168,340	26,708,073	24,258,392	21,819,297	19,390,787	16,972,864	14,565,527	12,168,775	9,782,609	7,392,365	5,005,965
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	23,463,095	21,900,631	20,344,863	18,795,790	17,249,139	15,708,527	14,174,634	12,647,461	11,127,006	9,613,271	8,106,255
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	34,198,209	30,010,937	25,841,738	21,690,093	17,557,801	13,443,062	9,312,208	5,178,191	1,020,767	-3,221,467	-7,530,566
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	61,019,151	56,410,455	51,807,631	47,211,558	42,628,863	38,040,116	33,471,382	28,922,661	24,393,954	19,885,259	15,396,578
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,113,326	5,958,209	5,803,752	5,649,956	5,496,819	5,344,342	5,192,524	5,041,367	4,890,869	4,741,033	4,591,855
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	46,872,385	43,905,910	40,852,844	37,812,586	34,785,734	31,772,091	28,771,655	25,784,427	22,810,405	19,843,674	16,883,257
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	31,058,435	29,110,558	27,170,972	25,239,677	23,316,673	21,401,960	19,495,537	17,597,406	15,705,696	13,818,070	11,938,761
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	38,497,690	34,468,140	30,455,983	26,437,492	22,428,408	18,436,856	14,441,974	10,446,419	6,453,838	2,446,348	-1,606,296
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	128,318,625	115,081,402	101,782,732	88,541,708	75,358,332	62,232,602	49,164,518	36,154,083	23,106,135	10,008,834	-3,240,912
35	High density mixed use flatted scheme (30 flats)	30	£487,095	4,673,080	4,310,780	3,950,031	3,590,836	3,233,192	2,877,100	2,522,561	2,169,574	1,818,139	1,468,256	1,119,926
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	9,247,667	8,652,674	8,060,613	7,470,881	6,883,681	6,299,012	5,716,874	5,137,267	4,560,191	3,985,647	3,413,633
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	30,499,239	27,188,764	23,892,580	20,601,500	17,306,181	14,025,274	10,757,184	7,470,595	4,198,572	906,485	-2,426,136
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	32,250,445	28,939,971	25,643,786	22,361,890	19,084,107	15,803,200	12,536,705	9,275,649	6,003,627	2,739,081	-553,345
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	15,337,288	14,174,342	13,016,381	11,863,405	10,715,411	9,572,401	8,434,375	7,301,334	6,173,274	5,050,200	3,932,108
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	31,525,834	28,441,913	25,354,568	22,280,582	19,219,957	16,172,689	13,127,352	10,079,029	7,044,190	4,002,801	960,063
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	6,830,427	6,248,190	5,668,453	5,091,214	4,516,474	3,944,232	3,374,490	2,807,246	2,242,501	1,680,255	1,120,507
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	7,976,416	7,297,136	6,620,771	5,947,321	5,276,787	4,609,168	3,944,464	3,282,675	2,623,802	1,967,843	1,314,801
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	5,031,357	4,567,798	4,106,232	3,646,660	3,189,080	2,733,495	2,279,901	1,828,302	1,378,695	931,082	484,708
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	6,046,730	5,490,455	4,936,570	4,385,078	3,835,978	3,289,269	2,744,952	2,203,028	1,663,495	1,126,355	590,838
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	7,062,104	6,413,111	5,766,906	5,123,497	4,482,875	3,845,044	3,210,004	2,577,754	1,940,296	1,321,627	696,968

BENCHMARK LAND VALUE 4 (CLEARED LAND) £500,000 PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£25,000	651,730	618,638	585,687	552,875	520,201	487,668	455,275	423,020	390,905	358,930	327,094
2	Low density housing scheme (4 houses)	4	£50,000	1,304,339	1,238,155	1,172,252	1,106,627	1,041,282	976,215	911,427	846,919	782,689	718,739	655,067
3	Low density housing scheme (9 houses)	9	£113,500	2,935,552	2,786,641	2,638,358	2,490,702	2,343,674	2,197,275	2,051,503	1,906,358	1,761,842	1,617,953	1,474,692
4	Medium density flatted sheme (5 flats)	5	£16,667	1,071,072	1,003,266	935,749	868,521	801,581	734,929	668,565	602,490	536,703	471,205	405,995
5	Medium density flatted scheme (7 flats)	7	£20,000	1,502,590	1,407,655	1,313,124	1,218,997	1,125,273	1,031,954	939,038	846,527	754,419	662,714	571,414
6	Medium density flatted scheme (9 flats)	9	£30,000	1,928,326	1,806,276	1,684,745	1,563,733	1,443,240	1,323,267	1,203,812	1,084,877	966,462	848,565	731,187
7	Medium density flatted scheme (30 flats)	30	£75,000	6,009,985	5,628,354	5,248,345	4,869,959	4,493,197	4,118,059	3,744,543	3,372,652	3,002,384	2,632,419	2,264,070
8	Medium density flatted scheme (75 flats)	75	£190,000	13,641,031	12,765,694	11,894,083	11,026,197	10,162,037	9,301,600	8,444,890	7,590,297	6,738,179	5,889,800	5,045,158
9	Medium density flatted scheme (250 flats)	250	£735,000	31,298,923	28,967,285	26,645,617	24,333,918	22,032,188	19,740,427	17,458,636	15,186,812	12,922,242	10,655,532	8,398,856
10	Medium density flatted scheme (600 flats)	600	£1,245,000	44,162,114	39,373,258	34,605,073	29,857,558	25,090,759	20,343,801	15,605,984	10,851,502	6,101,589	1,331,593	-3,524,690
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	22,865,811	20,941,060	19,024,591	17,116,406	15,216,502	13,314,278	11,418,547	9,531,155	7,652,101	5,781,385	3,911,827
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	29,810,827	26,650,779	23,504,374	20,369,302	17,224,057	14,092,571	10,970,071	7,834,287	4,708,630	1,583,040	-1,618,462
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	19,714,454	18,787,166	17,863,849	16,944,507	16,029,137	15,117,741	14,210,319	13,306,869	12,407,393	11,511,890	10,620,360
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,443,568	7,327,231	7,211,388	7,096,040	6,981,188	6,866,830	6,752,967	6,639,599	6,526,726	6,414,348	6,302,465
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	6,543,411	6,155,590	5,769,419	5,384,898	5,002,027	4,620,806	4,241,235	3,863,313	3,487,042	3,112,420	2,739,447
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	14,390,682	13,477,571	12,568,369	11,663,080	10,761,700	9,864,231	8,970,673	8,081,026	7,194,216	6,309,323	5,428,355
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	20,263,531	18,646,887	17,037,176	15,434,397	13,838,549	12,249,634	10,667,650	9,092,598	7,519,763	5,946,633	4,380,489
18	High density mixed use flatted scheme (300 flats)	300	£378,000	28,244,955	23,656,977	21,080,149	18,514,470	15,959,940	13,404,682	10,850,829	8,308,221	5,759,920	3,212,963	656,142
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	7,784,883	7,193,969	6,605,786	6,020,134	5,437,013	4,856,424	4,278,365	3,702,837	3,129,840	2,559,374	1,991,439
20	High density mixed use flatted scheme (150 flats)	150	£241,000	21,121,810	19,504,951	17,895,225	16,292,430	14,696,566	13,107,636	11,525,636	9,950,569	8,382,433	6,817,664	5,251,503
21	High density mixed use flatted scheme (480 flats)	480	£780,000	35,852,225	31,964,071	28,092,697	24,238,101	20,400,284	16,570,246	12,769,903	8,942,685	5,122,854	1,283,987	-2,619,881
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	16,176,073	15,037,848	13,904,502	12,776,034	11,652,445	10,533,733	9,419,900	8,310,945	7,206,868	6,107,669	5,013,308
23	High density mixed use flatted scheme (450 flats)	450	£510,000	31,437,675	28,274,544	25,129,960	21,997,545	18,891,661	15,812,310	12,743,886	9,690,021	6,659,573	3,625,808	604,416
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	9,651,009	9,226,944	8,806,314	8,389,121	7,975,364	7,565,044	7,158,160	6,754,712	6,354,701	5,958,126	5,564,987
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	27,237,517	24,777,251	22,327,570	19,888,475	17,459,966	15,042,042	12,634,705	10,236,930	7,829,164	5,432,062	3,045,602
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	29,168,340	26,708,073	24,258,392	21,819,297	19,390,787	16,972,864	14,565,527	12,168,775	9,782,609	7,392,365	5,005,965
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	23,463,095	21,900,631	20,344,863	18,795,790	17,249,139	15,708,527	14,174,634	12,647,461	11,127,006	9,613,271	8,106,255
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	34,198,209	30,010,937	25,841,738	21,690,093	17,557,801	13,443,062	9,312,208	5,178,191	1,020,767	-3,221,467	-7,530,566
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	61,019,151	56,410,455	51,807,631	47,211,558	42,628,863	38,040,116	33,471,382	28,922,661	24,393,954	19,885,259	15,396,578
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,113,326	5,958,209	5,803,752	5,649,956	5,496,819	5,344,342	5,192,524	5,041,367	4,890,869	4,741,033	4,591,855
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	46,872,385	43,905,910	40,852,844	37,812,586	34,785,734	31,772,091	28,771,655	25,784,427	22,810,405	19,843,674	16,883,257
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	31,058,435	29,110,558	27,170,972	25,239,677	23,316,673	21,401,960	19,495,537	17,597,406	15,705,696	13,818,070	11,938,761
33	High density mixed use flatted scheme (500 flats)	500	£710,000	38,497,690	34,468,140	30,455,983	26,437,492	22,428,408	18,436,856	14,441,974	10,446,419	6,453,838	2,446,348	-1,606,296
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	128,318,625	115,081,402	101,782,732	88,541,708	75,358,332	62,232,602	49,164,518	36,154,083	23,106,135	10,008,834	-3,240,912
35	High density mixed use flatted scheme (30 flats)	30	£40,000	4,673,080	4,310,780	3,950,031	3,590,836	3,233,192	2,877,100	2,522,561	2,169,574	1,818,139	1,468,256	1,119,926
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	9,247,667	8,652,674	8,060,613	7,470,881	6,883,681	6,299,012	5,716,874	5,137,267	4,560,191	3,985,647	3,413,633
37	High density mixed use flatted scheme (400 flats)	400	£530,000	30,499,239	27,188,764	23,892,580	20,601,500	17,306,181	14,025,274	10,757,184	7,470,595	4,198,572	906,485	-2,426,136
38	High density mixed use flatted scheme (400 flats)	400	£565,000	32,250,445	28,939,971	25,643,786	22,361,890	19,084,107	15,803,200	12,536,705	9,275,649	6,003,627	2,739,081	-553,345
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	15,337,288	14,174,342	13,016,381	11,863,405	10,715,411	9,572,401	8,434,375	7,301,334	6,173,274	5,050,200	3,932,108
40	High density mixed use flatted scheme (350 flats)	350	£465,000	31,525,834	28,441,913	25,354,568	22,280,582	19,219,957	16,172,689	13,127,352	10,079,029	7,044,190	4,002,801	960,063
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£100,000	6,830,427	6,248,190	5,668,453	5,091,214	4,516,474	3,944,232	3,374,490	2,807,246	2,242,501	1,680,255	1,120,507
44	High density retirement flatted scheme (70 flats)	70	£100,000	7,976,416	7,297,136	6,620,771	5,947,321	5,276,787	4,609,168	3,944,464	3,282,675	2,623,802	1,967,843	1,314,801
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	5,031,357	4,567,798	4,106,232	3,646,660	3,189,080	2,733,495	2,279,901	1,828,302	1,378,695	931,082	484,708
47	High density extracare flatted scheme (60 flats)	60	£100,000	6,046,730	5,490,455	4,936,570	4,385,078	3,835,978	3,289,269	2,744,952	2,203,028	1,663,495	1,126,355	590,838
48	High density extracare flatted scheme (70 flats)	70	£100,000	7,062,104	6,413,111	5,766,906	5,123,497	4,482,875	3,845,044	3,210,004	2,577,754	1,940,296	1,321,627	696,968

Table 6.10.4: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £10,359 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY Sales value £10,359 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £15,437,665 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£771,878	742,212	704,407	666,762	629,276	591,951	554,783	517,775	480,928	444,239	407,710	371,341
2	Low density housing scheme (4 houses)	4	£1,543,757	1,485,302	1,409,694	1,334,403	1,259,432	1,184,779	1,110,445	1,036,431	962,735	889,357	816,299	743,559
3	Low density housing scheme (9 houses)	9	£3,504,327	3,342,722	3,172,602	3,003,199	2,834,512	2,666,544	2,499,293	2,332,760	2,166,943	2,001,845	1,837,463	1,673,798
4	Medium density flatted sheme (5 flats)	5	£514,586	1,263,346	1,185,525	1,108,035	1,030,876	954,046	877,548	801,381	725,544	650,037	574,862	500,018
5	Medium density flatted scheme (7 flats)	7	£617,503	1,771,774	1,662,818	1,554,324	1,446,293	1,338,727	1,231,622	1,124,981	1,018,803	913,087	807,834	703,046
6	Medium density flatted scheme (9 flats)	9	£926,254	2,274,419	2,134,342	1,994,858	1,855,972	1,717,679	1,579,982	1,442,880	1,306,374	1,170,463	1,035,148	900,428
7	Medium density flatted scheme (30 flats)	30	£2,315,635	7,109,172	6,670,284	6,233,280	5,798,102	5,364,809	4,933,381	4,503,819	4,076,122	3,650,290	3,226,323	2,804,222
8	Medium density flatted scheme (75 flats)	75	£5,866,275	16,229,390	15,219,228	14,213,359	13,211,785	12,214,505	11,221,520	10,232,829	9,248,432	8,268,329	7,292,521	6,321,007
9	Medium density flatted scheme (250 flats)	250	£22,693,221	38,585,850	35,883,697	33,193,077	30,507,090	27,829,367	25,163,221	22,508,653	19,865,661	17,234,247	14,614,411	12,006,151
10	Medium density flatted scheme (600 flats)	600	£38,439,538	59,119,792	53,618,807	48,110,787	42,822,903	37,128,825	31,647,804	26,190,781	20,715,305	15,256,618	9,772,493	4,278,830
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	28,903,117	26,663,883	24,434,262	22,214,251	20,003,850	17,803,060	15,611,882	13,430,314	11,250,870	9,072,871	6,904,553
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	40,150,526	36,474,022	32,813,340	29,168,477	25,517,859	21,878,601	18,255,278	14,623,959	11,000,354	7,368,179	3,733,142
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	22,475,372	21,404,267	20,337,743	19,275,800	18,218,437	17,165,654	16,117,452	15,073,832	14,034,791	13,000,332	11,970,452
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,778,883	7,644,889	7,511,665	7,379,008	7,246,921	7,115,402	6,984,451	6,854,070	6,724,257	6,595,013	6,466,337
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	7,660,459	7,214,452	6,770,340	6,328,123	5,887,803	5,449,378	5,012,848	4,578,214	4,145,475	3,714,633	3,285,686
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	17,063,847	16,011,492	14,963,634	13,920,276	12,881,415	11,847,055	10,817,192	9,791,829	8,770,964	7,754,598	6,742,731
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	25,207,896	23,334,386	21,468,175	19,609,982	17,759,810	15,917,657	14,083,524	12,257,411	10,439,316	8,629,242	6,826,966
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	34,280,945	31,272,178	28,296,249	25,333,158	22,382,906	19,424,864	16,479,806	13,547,281	10,609,824	7,677,041	4,740,070
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	9,541,003	8,858,804	8,179,520	7,503,155	6,829,707	6,159,176	5,491,563	4,826,866	4,165,087	3,506,226	2,850,282
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	26,053,079	24,186,297	22,326,222	20,468,015	18,617,827	16,775,659	14,941,510	13,115,381	11,297,272	9,487,182	7,685,112
21	High density mixed use flatted scheme (480 flats)	480	£23,485,099	48,105,971	43,579,524	39,072,550	34,585,051	30,117,026	25,668,476	21,239,400	16,829,798	12,439,671	8,032,514	3,617,167
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	19,594,239	18,277,964	16,967,318	15,662,303	14,362,918	13,069,162	11,781,037	10,498,542	9,221,677	7,950,442	6,684,837
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	41,217,486	37,525,213	33,863,504	30,232,360	26,631,781	23,061,767	19,505,124	15,969,214	12,464,112	8,958,092	5,476,617
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	10,854,461	10,365,282	9,880,058	9,398,792	8,921,482	8,448,129	7,978,733	7,513,292	7,051,807	6,594,279	6,140,709
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	34,887,772	32,043,104	29,210,642	26,384,259	23,560,107	20,748,233	17,948,638	15,161,319	12,386,280	9,623,518	6,854,496
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	36,789,577	33,944,909	31,112,447	28,292,192	25,484,143	22,679,056	19,879,459	17,092,142	14,317,103	11,554,340	8,803,857
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	28,163,301	26,356,004	24,556,438	22,764,601	20,980,495	19,204,120	17,435,476	15,674,561	13,921,378	12,170,919	10,426,171
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	47,794,366	42,898,799	38,024,374	33,171,094	28,338,959	23,527,967	18,738,119	13,969,415	9,205,554	4,417,504	- 419,996
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	74,911,978	69,603,174	64,317,075	59,053,681	53,790,267	48,544,547	43,302,275	38,068,250	32,817,176	27,589,257	22,364,495
30	Intensification scheme (industrial with 12 flats)	12	£8,020,851	6,560,145	6,381,753	6,204,121	6,027,246	5,851,129	5,675,770	5,501,169	5,327,328	5,154,243	4,981,917	4,810,350
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	56,482,236	52,920,396	49,373,856	45,842,615	42,326,674	38,826,032	35,340,691	31,870,649	28,415,906	24,976,462	21,552,318
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	36,937,359	34,683,250	32,438,726	30,203,786	27,978,430	25,762,658	23,556,470	21,359,866	19,172,847	16,995,411	14,827,559
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	51,207,459	46,515,862	41,844,451	37,193,228	32,562,191	27,951,341	23,347,383	18,737,894	14,147,895	9,532,048	4,916,551
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	169,452,167	154,389,764	139,313,503	124,193,488	109,019,350	93,747,931	78,513,403	63,345,868	48,245,327	33,211,777	18,142,697
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	5,744,228	5,327,697	4,912,573	4,497,894	4,085,004	3,673,901	3,264,588	2,857,063	2,451,327	2,047,379	1,645,220
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	11,003,988	10,317,709	9,634,347	8,953,902	8,276,374	7,601,765	6,930,072	6,261,297	5,595,439	4,932,499	4,272,475
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	40,893,028	37,064,972	33,253,385	29,438,106	25,630,965	21,842,412	18,066,792	14,277,581	10,505,110	6,720,494	2,939,600
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	42,817,915	38,789,859	34,978,273	31,183,158	27,382,171	23,593,617	19,821,653	16,055,508	12,283,037	8,525,549	4,745,470
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	18,806,861	17,467,754	16,134,571	14,804,712	13,477,571	12,156,179	10,840,537	9,530,646	8,226,505	6,928,112	5,635,470
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	41,131,808	37,551,410	33,986,592	30,437,155	26,903,098	23,378,768	19,849,496	16,335,721	12,837,443	9,326,064	5,825,261
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	8,608,003	7,933,174	7,261,233	6,592,183	5,926,022	5,262,752	4,602,371	3,944,880	3,290,279	2,638,567	1,989,745
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	10,050,256	9,262,950	8,479,015	7,698,452	6,921,261	6,147,441	5,376,992	4,609,915	3,846,209	3,085,874	2,328,911
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	6,459,768	5,921,802	5,386,145	4,852,795	4,321,754	3,793,019	3,266,591	2,742,471	2,220,660	1,701,154	1,183,957
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	7,760,823	7,115,260	6,472,468	5,832,441	5,195,186	4,560,699	3,928,981	3,300,032	2,673,852	2,050,441	1,429,799
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	9,061,878	8,308,718	7,558,788	6,812,088	6,068,618	5,328,379	4,591,370	3,857,593	3,127,046	2,399,728	1,675,641

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL £9,171,614 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£458,581	742,212	704,407	666,762	629,276	591,951	554,783	517,775	480,928	444,239	407,710	371,341
2	Low density housing scheme (4 houses)	4	£917,161	1,485,302	1,409,694	1,334,403	1,259,432	1,184,779	1,110,445	1,036,431	962,735	889,357	816,299	743,559
3	Low density housing scheme (9 houses)	9	£2,081,956	3,342,722	3,172,602	3,003,199	2,834,512	2,666,544	2,499,293	2,332,760	2,166,943	2,001,845	1,837,463	1,673,798
4	Medium density flatted sheme (5 flats)	5	£305,720	1,263,346	1,185,525	1,108,035	1,030,876	954,046	877,548	801,381	725,544	650,037	574,862	500,018
5	Medium density flatted scheme (7 flats)	7	£366,865	1,771,774	1,662,818	1,554,324	1,446,293	1,338,727	1,231,622	1,124,981	1,018,803	913,087	807,834	703,046
6	Medium density flatted scheme (9 flats)	9	£550,297	2,274,419	2,134,342	1,994,858	1,855,972	1,717,679	1,579,982	1,442,880	1,306,374	1,170,463	1,035,148	900,428
7	Medium density flatted scheme (30 flats)	30	£1,375,742	7,109,172	6,670,284	6,233,280	5,798,102	5,364,809	4,933,381	4,503,819	4,076,122	3,650,290	3,226,323	2,804,222
8	Medium density flatted scheme (75 flats)	75	£3,485,213	16,229,390	15,219,228	14,213,359	13,211,785	12,214,505	11,221,520	10,232,829	9,248,432	8,268,329	7,292,521	6,321,007
9	Medium density flatted scheme (250 flats)	250	£13,482,272	38,585,850	35,883,697	33,193,077	30,507,090	27,829,367	25,163,221	22,508,653	19,865,661	17,234,247	14,614,411	12,006,151
10	Medium density flatted scheme (600 flats)	600	£22,837,319	59,119,792	53,618,807	48,110,787	42,822,903	37,128,825	31,647,804	26,190,781	20,715,305	15,256,618	9,772,493	4,278,830
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	28,903,117	26,663,883	24,434,262	22,214,251	20,003,850	17,803,060	15,611,882	13,430,314	11,250,870	9,072,871	6,904,553
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	40,150,526	36,474,022	32,813,340	29,168,477	25,517,859	21,878,601	18,255,278	14,623,959	11,000,354	7,368,179	3,733,142
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,782	22,475,372	21,404,267	20,337,743	19,275,800	18,218,437	17,165,654	16,117,452	15,073,832	14,034,791	13,000,332	11,970,452
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,778,883	7,644,889	7,511,665	7,379,008	7,246,921	7,115,402	6,984,451	6,854,070	6,724,257	6,595,013	6,466,337
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	7,660,459	7,214,452	6,770,340	6,328,123	5,887,803	5,449,378	5,012,848	4,578,214	4,145,475	3,714,633	3,285,686
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	17,063,847	16,011,492	14,963,634	13,920,276	12,881,415	11,847,055	10,817,192	9,791,829	8,770,964	7,754,598	6,742,731
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	25,207,896	23,334,386	21,468,175	19,609,982	17,759,810	15,917,657	14,083,524	12,257,411	10,439,316	8,629,242	6,826,966
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	34,280,945	31,272,178	28,296,249	25,333,158	22,382,906	19,424,864	16,479,806	13,547,281	10,609,824	7,677,041	4,740,070
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	9,541,003	8,858,804	8,179,520	7,503,155	6,829,707	6,159,176	5,491,563	4,826,866	4,165,087	3,506,226	2,850,282
20	High density mixed use flatted scheme (150 flats)	150	£4,420,710	26,053,079	24,186,297	22,326,222	20,468,015	18,617,827	16,775,659	14,941,510	13,115,381	11,297,272	9,487,182	7,685,112
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	48,105,971	43,579,524	39,072,550	34,585,051	30,117,026	25,668,476	21,239,400	16,829,798	12,439,671	8,032,514	3,617,167
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	19,594,239	18,277,964	16,967,318	15,662,303	14,362,918	13,069,162	11,781,037	10,498,542	9,221,677	7,950,442	6,684,837
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	41,217,486	37,525,213	33,863,504	30,232,360	26,631,781	23,061,767	19,505,124	15,969,214	12,464,112	8,958,092	5,476,617
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	10,854,461	10,365,282	9,880,058	9,398,792	8,921,482	8,448,129	7,978,733	7,513,292	7,051,807	6,594,279	6,140,709
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	34,887,772	32,043,104	29,210,642	26,384,259	23,560,107	20,748,233	17,948,638	15,161,319	12,386,280	9,623,518	6,854,496
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	36,789,577	33,944,909	31,112,447	28,292,192	25,484,143	22,679,056	19,879,459	17,092,142	14,317,103	11,554,340	8,803,857
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	28,163,301	26,356,004	24,556,438	22,764,601	20,980,495	19,204,120	17,435,476	15,674,561	13,921,378	12,170,919	10,426,171
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	47,794,366	42,898,799	38,024,374	33,171,094	28,338,959	23,527,967	18,738,119	13,969,415	9,205,554	4,417,504	- 419,996
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	74,911,978	69,603,174	64,317,075	59,053,681	53,790,267	48,544,547	43,302,275	38,068,250	32,817,176	27,589,257	22,364,495
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,560,145	6,381,753	6,204,121	6,027,246	5,851,129	5,675,770	5,501,169	5,327,328	5,154,243	4,981,917	4,810,350
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	56,482,236	52,920,396	49,373,856	45,842,615	42,326,674	38,826,032	35,340,691	31,870,649	28,415,906	24,976,462	21,552,318
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	36,937,359	34,683,250	32,438,726	30,203,786	27,978,430	25,762,658	23,556,470	21,359,866	19,172,847	16,995,411	14,827,559
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	51,207,459	46,515,862	41,844,451	37,193,228	32,562,191	27,951,341	23,347,383	18,737,894	14,147,895	9,532,048	4,916,551
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	169,452,167	154,389,764	139,313,503	124,193,488	109,019,350	93,747,931	78,513,403	63,345,868	48,245,327	33,211,777	18,142,697
35	High density mixed use flatted scheme (30 flats)	30	£733,729	5,744,228	5,327,697	4,912,573	4,497,894	4,085,004	3,673,901	3,264,588	2,857,063	2,451,327	2,047,379	1,645,220
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	11,003,988	10,317,709	9,634,347	8,953,902	8,276,374	7,601,765	6,930,072	6,261,297	5,595,439	4,932,499	4,272,475
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	40,893,028	37,064,972	33,253,385	29,438,106	25,630,965	21,842,412	18,066,792	14,277,581	10,505,110	6,720,494	2,939,600
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	42,817,915	38,789,859	34,978,273	31,183,158	27,382,171	23,593,617	19,821,653	16,055,508	12,283,037	8,525,549	4,745,470
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	18,806,861	17,467,754	16,134,571	14,804,712	13,477,571	12,156,179	10,840,537	9,530,646	8,226,505	6,928,112	5,635,470
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	41,131,808	37,551,410	33,986,592	30,437,155	26,903,098	23,378,768	19,849,496	16,335,721	12,837,443	9,326,064	5,825,261
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	8,608,003	7,933,174	7,261,233	6,592,183	5,926,022	5,262,752	4,602,371	3,944,880	3,290,279	2,638,567	1,989,745
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	10,050,256	9,262,950	8,479,015	7,698,452	6,921,261	6,147,441	5,376,992	4,609,915	3,846,209	3,085,874	2,328,911
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	6,459,768	5,921,802	5,386,145	4,852,795	4,321,754	3,793,019	3,266,591	2,742,471	2,220,660	1,701,154	1,183,957
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	7,760,823	7,115,260	6,472,468	5,832,441	5,195,186	4,560,699	3,928,981	3,300,032	2,673,852	2,050,441	1,429,799
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	9,061,878	8,308,718	7,558,788	6,812,088	6,068,618	5,328,379	4,591,370	3,857,593	3,127,046	2,399,728	1,675,641

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £6,088,685 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£304,434	742,212	704,407	666,762	629,276	591,951	554,783	517,775	480,928	444,239	407,710	371,341
2	Low density housing scheme (4 houses)	4	£608,869	1,485,302	1,409,694	1,334,403	1,259,432	1,184,779	1,110,445	1,036,431	962,735	889,357	816,299	743,559
3	Low density housing scheme (9 houses)	9	£1,382,131	3,342,722	3,172,602	3,003,199	2,834,512	2,666,544	2,499,293	2,332,760	2,166,943	2,001,845	1,837,463	1,673,798
4	Medium density flatted sheme (5 flats)	5	£202,956	1,263,346	1,185,525	1,108,035	1,030,876	954,046	877,548	801,381	725,544	650,037	574,862	500,018
5	Medium density flatted scheme (7 flats)	7	£243,547	1,771,774	1,662,818	1,554,324	1,446,293	1,338,727	1,231,622	1,124,981	1,018,803	913,087	807,834	703,046
6	Medium density flatted scheme (9 flats)	9	£365,321	2,274,419	2,134,342	1,994,858	1,855,972	1,717,679	1,579,982	1,442,880	1,306,374	1,170,463	1,035,148	900,428
7	Medium density flatted scheme (30 flats)	30	£913,303	7,109,172	6,670,284	6,233,280	5,798,102	5,364,809	4,933,381	4,503,819	4,076,122	3,650,290	3,226,323	2,804,222
8	Medium density flatted scheme (75 flats)	75	£2,313,700	16,229,390	15,219,228	14,213,359	13,211,785	12,214,505	11,221,520	10,232,829	9,248,432	8,268,329	7,292,521	6,321,007
9	Medium density flatted scheme (250 flats)	250	£8,950,367	38,585,850	35,883,697	33,193,077	30,507,090	27,829,367	25,163,221	22,508,653	19,865,661	17,234,247	14,614,411	12,006,151
10	Medium density flatted scheme (600 flats)	600	£15,160,826	59,119,792	53,618,807	48,110,787	42,822,903	37,128,825	31,647,804	26,190,781	20,715,305	15,256,618	9,772,493	4,278,830
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	28,903,117	26,663,883	24,434,262	22,214,251	20,003,850	17,803,060	15,611,882	13,430,314	11,250,870	9,072,871	6,904,553
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	40,150,526	36,474,022	32,813,340	29,168,477	25,517,859	21,878,601	18,255,278	14,623,959	11,000,354	7,368,179	3,733,142
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	22,475,372	21,404,267	20,337,743	19,275,800	18,218,437	17,165,654	16,117,452	15,073,832	14,034,791	13,000,332	11,970,452
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,778,883	7,644,889	7,511,665	7,379,008	7,246,921	7,115,402	6,984,451	6,854,070	6,724,257	6,595,013	6,466,337
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	7,660,459	7,214,452	6,770,340	6,328,123	5,887,803	5,449,378	5,012,848	4,578,214	4,145,475	3,714,633	3,285,686
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	17,063,847	16,011,492	14,963,634	13,920,276	12,881,415	11,847,055	10,817,192	9,791,829	8,770,964	7,754,598	6,742,731
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	25,207,896	23,334,386	21,468,175	19,609,982	17,759,810	15,917,657	14,083,524	12,257,411	10,439,316	8,629,242	6,826,966
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	34,280,945	31,272,178	28,296,249	25,333,158	22,382,906	19,424,864	16,479,806	13,547,281	10,609,824	7,677,041	4,740,070
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	9,541,003	8,858,804	8,179,520	7,503,155	6,829,707	6,159,176	5,491,563	4,826,866	4,165,087	3,506,226	2,850,282
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	26,053,079	24,186,297	22,326,222	20,468,015	18,617,827	16,775,659	14,941,510	13,115,381	11,297,272	9,487,182	7,685,112
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	48,105,971	43,579,524	39,072,550	34,585,051	30,117,026	25,668,476	21,239,400	16,829,798	12,439,671	8,032,514	3,617,167
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	19,594,239	18,277,964	16,967,318	15,662,303	14,362,918	13,069,162	11,781,037	10,498,542	9,221,677	7,950,442	6,684,837
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	41,217,486	37,525,213	33,863,504	30,232,360	26,631,781	23,061,767	19,505,124	15,969,214	12,464,112	8,958,092	5,476,617
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	10,854,461	10,365,282	9,880,058	9,398,792	8,921,482	8,448,129	7,978,733	7,513,292	7,051,807	6,594,279	6,140,709
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	34,887,772	32,043,104	29,210,642	26,384,259	23,560,107	20,748,233	17,948,638	15,161,319	12,386,280	9,623,518	6,854,496
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	36,789,577	33,944,909	31,112,447	28,292,192	25,484,143	22,679,056	19,879,459	17,092,142	14,317,103	11,554,340	8,803,857
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	28,163,301	26,356,004	24,556,438	22,764,601	20,980,495	19,204,120	17,435,476	15,674,561	13,921,378	12,170,919	10,426,171
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	47,794,366	42,898,799	38,024,374	33,171,094	28,338,959	23,527,967	18,738,119	13,969,415	9,205,554	4,417,504	- 419,996
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	74,911,978	69,603,174	64,317,075	59,053,681	53,790,267	48,544,547	43,302,275	38,068,250	32,817,176	27,589,257	22,364,495
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,560,145	6,381,753	6,204,121	6,027,246	5,851,129	5,675,770	5,501,169	5,327,328	5,154,243	4,981,917	4,810,350
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	56,482,236	52,920,396	49,373,856	45,842,615	42,326,674	38,826,032	35,340,691	31,870,649	28,415,906	24,976,462	21,552,318
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	36,937,359	34,683,250	32,438,726	30,203,786	27,978,430	25,762,658	23,556,470	21,359,866	19,172,847	16,995,411	14,827,559
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	51,207,459	46,515,862	41,844,451	37,193,228	32,562,191	27,951,341	23,347,383	18,737,894	14,147,895	9,532,048	4,916,551
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	169,452,167	154,389,764	139,313,503	124,193,488	109,019,350	93,747,931	78,513,403	63,345,868	48,245,327	33,211,777	18,142,697
35	High density mixed use flatted scheme (30 flats)	30	£487,095	5,744,228	5,327,697	4,912,573	4,497,894	4,085,004	3,673,901	3,264,588	2,857,063	2,451,327	2,047,379	1,645,220
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	11,003,988	10,317,709	9,634,347	8,953,902	8,276,374	7,601,765	6,930,072	6,261,297	5,595,439	4,932,499	4,272,475
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	40,893,028	37,064,972	33,253,385	29,438,106	25,630,965	21,842,412	18,066,792	14,277,581	10,505,110	6,720,494	2,939,600
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	42,817,915	38,789,859	34,978,273	31,183,158	27,382,171	23,593,617	19,821,653	16,055,508	12,283,037	8,525,549	4,745,470
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	18,806,861	17,467,754	16,134,571	14,804,712	13,477,571	12,156,179	10,840,537	9,530,646	8,226,505	6,928,112	5,635,470
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	41,131,808	37,551,410	33,986,592	30,437,155	26,903,098	23,378,768	19,849,496	16,335,721	12,837,443	9,326,064	5,825,261
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	8,608,003	7,933,174	7,261,233	6,592,183	5,926,022	5,262,752	4,602,371	3,944,880	3,290,279	2,638,567	1,989,745
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	10,050,256	9,262,950	8,479,015	7,698,452	6,921,261	6,147,441	5,376,992	4,609,915	3,846,209	3,085,874	2,328,911
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	6,459,768	5,921,802	5,386,145	4,852,795	4,321,754	3,793,019	3,266,591	2,742,471	2,220,660	1,701,154	1,183,957
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	7,760,823	7,115,260	6,472,468	5,832,441	5,195,186	4,560,699	3,928,981	3,300,032	2,673,852	2,050,441	1,429,799
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	9,061,878	8,308,718	7,558,788	6,812,088	6,068,618	5,328,379	4,591,370	3,857,593	3,127,046	2,399,728	1,675,641

BENCHMARK LAND VALUE 4 (CLEARED LAND) £500,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£25,000	742,212	704,407	666,762	629,276	591,951	554,783	517,775	480,928	444,239	407,710	371,341
2	Low density housing scheme (4 houses)	4	£50,000	1,485,302	1,409,694	1,334,403	1,259,432	1,184,779	1,110,445	1,036,431	962,735	889,357	816,299	743,559
3	Low density housing scheme (9 houses)	9	£113,500	3,342,722	3,172,602	3,003,199	2,834,512	2,666,544	2,499,293	2,332,760	2,166,943	2,001,845	1,837,463	1,673,798
4	Medium density flatted sheme (5 flats)	5	£16,667	1,263,346	1,185,525	1,108,035	1,030,876	954,046	877,548	801,381	725,544	650,037	574,862	500,018
5	Medium density flatted scheme (7 flats)	7	£20,000	1,771,774	1,662,818	1,554,324	1,446,293	1,338,727	1,231,622	1,124,981	1,018,803	913,087	807,834	703,046
6	Medium density flatted scheme (9 flats)	9	£30,000	2,274,419	2,134,342	1,994,858	1,855,972	1,717,679	1,579,982	1,442,880	1,306,374	1,170,463	1,035,148	900,428
7	Medium density flatted scheme (30 flats)	30	£75,000	7,109,172	6,670,284	6,233,280	5,798,102	5,364,809	4,933,381	4,503,819	4,076,122	3,650,290	3,226,323	2,804,222
8	Medium density flatted scheme (75 flats)	75	£190,000	16,229,390	15,219,228	14,213,359	13,211,785	12,214,505	11,221,520	10,232,829	9,248,432	8,268,329	7,292,521	6,321,007
9	Medium density flatted scheme (250 flats)	250	£735,000	38,585,850	35,883,697	33,193,077	30,507,090	27,829,367	25,163,221	22,508,653	19,865,661	17,234,247	14,614,411	12,006,151
10	Medium density flatted scheme (600 flats)	600	£1,245,000	59,119,792	53,618,807	48,110,787	42,822,903	37,128,825	31,647,804	26,190,781	20,715,305	15,256,618	9,772,493	4,278,830
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	28,903,117	26,663,883	24,434,262	22,214,251	20,003,850	17,803,060	15,611,882	13,430,314	11,250,870	9,072,871	6,904,553
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	40,150,526	36,474,022	32,813,340	29,168,477	25,517,859	21,878,601	18,255,278	14,623,959	11,000,354	7,368,179	3,733,142
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	22,475,372	21,404,267	20,337,743	19,275,800	18,218,437	17,165,654	16,117,452	15,073,832	14,034,791	13,000,332	11,970,452
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,778,883	7,644,889	7,511,665	7,379,008	7,246,921	7,115,402	6,984,451	6,854,070	6,724,257	6,595,013	6,466,337
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	7,660,459	7,214,452	6,770,340	6,328,123	5,887,803	5,449,378	5,012,848	4,578,214	4,145,475	3,714,633	3,285,686
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	17,063,847	16,011,492	14,963,634	13,920,276	12,881,415	11,847,055	10,817,192	9,791,829	8,770,964	7,754,598	6,742,731
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	25,207,896	23,334,386	21,468,175	19,609,982	17,759,810	15,917,657	14,083,524	12,257,411	10,439,316	8,629,242	6,826,966
18	High density mixed use flatted scheme (300 flats)	300	£378,000	34,280,945	31,272,178	28,296,249	25,333,158	22,382,906	19,424,864	16,479,806	13,547,281	10,609,824	7,677,041	4,740,070
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	9,541,003	8,858,804	8,179,520	7,503,155	6,829,707	6,159,176	5,491,563	4,826,866	4,165,087	3,506,226	2,850,282
20	High density mixed use flatted scheme (150 flats)	150	£241,000	26,053,079	24,186,297	22,326,222	20,468,015	18,617,827	16,775,659	14,941,510	13,115,381	11,297,272	9,487,182	7,685,112
21	High density mixed use flatted scheme (480 flats)	480	£780,000	48,105,971	43,579,524	39,072,550	34,585,051	30,117,026	25,668,476	21,239,400	16,829,798	12,439,671	8,032,514	3,617,167
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	19,594,239	18,277,964	16,967,318	15,662,303	14,362,918	13,069,162	11,781,037	10,498,542	9,221,677	7,950,442	6,684,837
23	High density mixed use flatted scheme (450 flats)	450	£510,000	41,217,486	37,525,213	33,863,504	30,232,360	26,631,781	23,061,767	19,505,124	15,969,214	12,464,112	8,958,092	5,476,617
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	10,854,461	10,365,282	9,880,058	9,398,792	8,921,482	8,448,129	7,978,733	7,513,292	7,051,807	6,594,279	6,140,709
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	34,887,772	32,043,104	29,210,642	26,384,259	23,560,107	20,748,233	17,948,638	15,161,319	12,386,280	9,623,518	6,854,496
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	36,789,577	33,944,909	31,112,447	28,292,192	25,484,143	22,679,056	19,879,459	17,092,142	14,317,103	11,554,340	8,803,857
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	28,163,301	26,356,004	24,556,438	22,764,601	20,980,495	19,204,120	17,435,476	15,674,561	13,921,378	12,170,919	10,426,171
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	47,794,366	42,898,799	38,024,374	33,171,094	28,338,959	23,527,967	18,738,119	13,969,415	9,205,554	4,417,504	- 419,996
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	74,911,978	69,603,174	64,317,075	59,053,681	53,790,267	48,544,547	43,302,275	38,068,250	32,817,176	27,589,257	22,364,495
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,560,145	6,381,753	6,204,121	6,027,246	5,851,129	5,675,770	5,501,169	5,327,328	5,154,243	4,981,917	4,810,350
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	56,482,236	52,920,396	49,373,856	45,842,615	42,326,674	38,826,032	35,340,691	31,870,649	28,415,906	24,976,462	21,552,318
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	36,937,359	34,683,250	32,438,726	30,203,786	27,978,430	25,762,658	23,556,470	21,359,866	19,172,847	16,995,411	14,827,559
33	High density mixed use flatted scheme (500 flats)	500	£710,000	51,207,459	46,515,862	41,844,451	37,193,228	32,562,191	27,951,341	23,347,383	18,737,894	14,147,895	9,532,048	4,916,551
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	169,452,167	154,389,764	139,313,503	124,193,488	109,019,350	93,747,931	78,513,403	63,345,868	48,245,327	33,211,777	18,142,697
35	High density mixed use flatted scheme (30 flats)	30	£40,000	5,744,228	5,327,697	4,912,573	4,497,894	4,085,004	3,673,901	3,264,588	2,857,063	2,451,327	2,047,379	1,645,220
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	11,003,988	10,317,709	9,634,347	8,953,902	8,276,374	7,601,765	6,930,072	6,261,297	5,595,439	4,932,499	4,272,475
37	High density mixed use flatted scheme (400 flats)	400	£530,000	40,893,028	37,064,972	33,253,385	29,438,106	25,630,965	21,842,412	18,066,792	14,277,581	10,505,110	6,720,494	2,939,600
38	High density mixed use flatted scheme (400 flats)	400	£565,000	42,817,915	38,789,859	34,978,273	31,183,158	27,382,171	23,593,617	19,821,653	16,055,508	12,283,037	8,525,549	4,745,470
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	18,806,861	17,467,754	16,134,571	14,804,712	13,477,571	12,156,179	10,840,537	9,530,646	8,226,505	6,928,112	5,635,470
40	High density mixed use flatted scheme (350 flats)	350	£465,000	41,131,808	37,551,410	33,986,592	30,437,155	26,903,098	23,378,768	19,849,496	16,335,721	12,837,443	9,326,064	5,825,261
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£100,000	8,608,003	7,933,174	7,261,233	6,592,183	5,926,022	5,262,752	4,602,371	3,944,880	3,290,279	2,638,567	1,989,745
44	High density retirement flatted scheme (70 flats)	70	£100,000	10,050,256	9,262,950	8,479,015	7,698,452	6,921,261	6,147,441	5,376,992	4,609,915	3,846,209	3,085,874	2,328,911
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	6,459,768	5,921,802	5,386,145	4,852,795	4,321,754	3,793,019	3,266,591	2,742,471	2,220,660	1,701,154	1,183,957
47	High density extracare flatted scheme (60 flats)	60	£100,000	7,760,823	7,115,260	6,472,468	5,832,441	5,195,186	4,560,699	3,928,981	3,300,032	2,673,852	2,050,441	1,429,799
48	High density extracare flatted scheme (70 flats)	70	£100,000	9,061,878	8,308,718	7,558,788	6,812,088	6,068,618	5,328,379	4,591,370	3,857,593	3,127,046	2,399,728	1,675,641

Table 6.10.5: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £11,135 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY — Sales value £11,135 psm — AH tenure: Rented 70%, SO 30%, Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £15,437,665 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£771,878	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,573	456,490	415,586
2	Low density housing scheme (4 houses)	4	£1,543,757	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,876	1,161,433	1,078,550	996,025	913,859	832,050
3	Low density housing scheme (9 houses)	9	£3,504,327	3,749,892	3,558,561	3,368,039	3,178,323	2,989,414	2,801,311	2,614,017	2,427,528	2,241,847	2,056,972	1,872,905
4	Medium density flatted sheme (5 flats)	5	£514,586	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040
5	Medium density flatted scheme (7 flats)	7	£617,503	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677
6	Medium density flatted scheme (9 flats)	9	£926,254	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668
7	Medium density flatted scheme (30 flats)	30	£2,315,635	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,298,196	3,818,907	3,341,725
8	Medium density flatted scheme (75 flats)	75	£5,866,275	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,020,767	10,904,959	9,794,016	8,687,935	7,586,719
9	Medium density flatted scheme (250 flats)	250	£22,693,221	45,828,471	42,749,051	39,682,758	36,629,590	33,589,547	30,562,629	27,548,836	24,544,510	21,543,535	18,555,746	15,581,142
10	Medium density flatted scheme (600 flats)	600	£38,439,538	73,841,482	67,604,290	61,393,868	55,188,834	48,997,439	42,815,217	36,635,973	30,441,320	24,267,434	18,079,821	11,892,604
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	34,909,207	32,366,922	29,835,525	27,312,095	24,791,197	22,281,238	19,782,218	17,294,137	14,816,995	12,350,791	9,890,098
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	50,385,262	46,197,439	42,027,592	37,870,606	33,711,537	29,570,554	25,447,658	21,318,792	17,200,436	13,081,446	8,961,248
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	25,236,290	24,021,369	22,811,637	21,607,093	20,407,737	19,213,568	18,024,587	16,840,795	15,662,190	14,487,987	13,316,128
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,113,797	7,962,540	7,811,940	7,661,976	7,512,654	7,363,973	7,215,935	7,068,540	6,921,787	6,775,676	6,630,208
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	8,777,508	8,273,314	7,771,260	7,271,348	6,773,578	6,277,949	5,784,462	5,293,115	4,803,910	4,316,847	3,831,924
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	19,737,012	18,545,412	17,358,898	16,177,471	15,001,131	13,829,877	12,663,711	11,502,631	10,346,638	9,195,732	8,049,912
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	30,106,999	27,985,039	25,872,143	23,768,311	21,673,543	19,585,880	17,499,397	15,422,222	13,354,155	11,295,194	9,245,341
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	42,271,744	38,865,696	35,474,249	32,097,402	28,735,157	25,387,513	22,054,470	18,731,315	15,402,457	12,088,311	8,766,742
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	11,297,324	10,523,637	9,753,254	8,986,175	8,222,400	7,461,928	6,704,760	5,950,896	5,200,335	4,453,079	3,709,125
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	30,952,182	28,830,207	26,717,295	24,613,448	22,518,666	20,432,948	18,356,295	16,280,193	14,212,110	12,153,135	10,103,266
21	High density mixed use flatted scheme (480 flats)	480	£23,485,099	60,174,919	55,101,030	50,017,036	44,932,001	39,833,769	34,757,706	29,703,813	24,672,089	19,662,535	14,675,152	9,705,269
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	23,012,407	21,518,079	20,030,135	18,548,572	17,073,391	15,604,592	14,142,175	12,686,140	11,236,487	9,793,216	8,356,326
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	50,065,774	46,771,156	42,589,256	38,437,424	34,320,382	30,238,130	26,190,672	22,178,003	18,194,778	14,219,413	10,273,924
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	12,057,912	11,503,619	10,953,603	10,408,464	9,867,601	9,331,215	8,799,305	8,271,871	7,748,914	7,230,434	6,716,429
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	42,501,168	39,259,920	36,032,553	32,819,069	29,619,464	26,433,741	23,261,899	20,084,687	16,920,773	13,770,829	10,634,857
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	44,402,973	41,161,725	37,934,358	34,720,872	31,521,268	28,335,545	25,163,704	22,005,743	18,851,596	15,701,652	12,565,679
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	32,863,507	30,811,378	28,768,012	26,733,412	24,707,574	22,690,503	20,682,196	18,682,652	16,691,874	14,709,859	12,736,609
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	61,190,332	55,702,089	50,194,275	44,651,496	39,120,118	33,612,873	28,129,763	22,670,787	17,235,947	11,825,241	6,404,006
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	88,647,233	82,648,054	76,671,387	70,720,351	64,794,945	58,888,240	52,966,752	47,070,121	41,185,593	35,286,522	29,372,412
30	Intensification scheme (industrial with 12 flats)	12	£8,020,851	7,006,964	6,805,298	6,604,488	6,404,535	6,205,439	6,007,199	5,809,815	5,613,288	5,417,617	5,222,803	5,028,846
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	65,992,086	61,934,881	57,895,087	53,872,645	49,867,614	45,879,975	41,909,727	37,956,870	34,021,405	30,103,332	26,202,649
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	42,816,282	40,255,943	37,708,480	35,167,895	32,640,187	30,123,357	27,617,402	25,122,327	22,638,127	20,164,806	17,702,361
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	63,917,229	58,563,584	53,232,920	47,925,240	42,640,542	37,378,826	32,140,095	26,924,345	21,730,143	16,514,034	11,307,552
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	209,621,512	192,669,994	175,718,328	158,782,901	141,844,223	124,855,471	107,769,263	90,537,654	73,289,361	56,117,405	39,021,769
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	6,808,543	6,336,572	5,866,616	5,398,675	4,932,749	4,468,837	4,006,616	3,544,553	3,084,515	2,626,502	2,170,513
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,990	8,182,606
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	52,954,430	48,587,948	44,240,210	39,911,216	35,600,967	31,309,462	27,036,701	22,755,352	18,488,225	14,230,916	9,961,777
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	22,257,809	20,739,132	19,226,939	17,721,232	16,222,009	14,729,272	13,243,019	11,759,959	10,279,734	8,806,025	7,338,834
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	50,667,079	46,609,874	42,570,060	38,547,637	34,520,261	30,509,665	26,516,562	22,540,953	18,563,839	14,592,103	10,635,561
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	10,376,991	9,613,052	8,852,380	8,093,152	7,335,572	6,581,271	5,830,252	5,082,514	4,338,055	3,596,879	2,858,983
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	12,113,960	11,222,695	10,335,239	9,449,583	8,565,735	7,685,714	6,809,520	5,937,154	5,068,616	4,203,905	3,343,023
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	7,888,149	7,275,807	6,666,059	6,058,932	5,454,427	4,852,544	4,253,282	3,656,641	3,062,624	2,471,227	1,882,452
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	9,474,744	8,740,066	8,008,362	7,279,805	6,554,393	5,832,129	5,113,010	4,397,038	3,684,209	2,974,528	2,267,993
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	11,061,339	10,204,324	9,350,666	8,500,678	7,654,360	6,811,714	5,972,737	5,137,431	4,305,794	3,477,829	2,653,534

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL £9,171,614 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£458,581	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,573	456,490	415,586
2	Low density housing scheme (4 houses)	4	£917,161	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,876	1,161,433	1,078,550	996,025	913,859	832,050
3	Low density housing scheme (9 houses)	9	£2,081,956	3,749,892	3,558,561	3,368,039	3,178,323	2,989,414	2,801,311	2,614,017	2,427,528	2,241,847	2,056,972	1,872,905
4	Medium density flatted sheme (5 flats)	5	£305,720	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040
5	Medium density flatted scheme (7 flats)	7	£366,865	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677
6	Medium density flatted scheme (9 flats)	9	£550,297	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668
7	Medium density flatted scheme (30 flats)	30	£1,375,742	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,298,196	3,818,907	3,341,725
8	Medium density flatted scheme (75 flats)	75	£3,485,213	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,020,767	10,904,959	9,794,016	8,687,935	7,586,719
9	Medium density flatted scheme (250 flats)	250	£13,482,272	45,828,471	42,749,051	39,682,758	36,629,590	33,589,547	30,562,629	27,548,836	24,544,510	21,543,535	18,555,746	15,581,142
10	Medium density flatted scheme (600 flats)	600	£22,837,319	73,841,482	67,604,290	61,393,868	55,188,834	48,997,439	42,815,217	36,635,973	30,441,320	24,267,434	18,079,821	11,892,604
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	34,909,207	32,366,922	29,835,525	27,312,095	24,791,197	22,281,238	19,782,218	17,294,137	14,816,995	12,350,791	9,890,098
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	50,385,262	46,197,439	42,027,592	37,870,606	33,711,537	29,570,554	25,447,658	21,318,792	17,200,436	13,081,446	8,961,248
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	25,236,290	24,021,369	22,811,637	21,607,093	20,407,737	19,213,568	18,024,587	16,840,795	15,662,190	14,487,987	13,316,128
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,113,797	7,962,540	7,811,940	7,661,976	7,512,654	7,363,973	7,215,935	7,068,540	6,921,787	6,775,676	6,630,208
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	8,777,508	8,273,314	7,771,260	7,271,348	6,773,578	6,277,949	5,784,462	5,293,115	4,803,910	4,316,847	3,831,924
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	19,737,012	18,545,412	17,358,898	16,177,471	15,001,131	13,829,877	12,663,711	11,502,631	10,346,638	9,195,732	8,049,912
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	30,106,999	27,985,039	25,872,143	23,768,311	21,673,543	19,585,880	17,499,397	15,422,222	13,354,155	11,295,194	9,245,341
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	42,271,744	38,865,696	35,474,249	32,097,402	28,735,157	25,387,513	22,054,470	18,731,315	15,402,457	12,088,311	8,766,742
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	11,297,324	10,523,637	9,753,254	8,986,175	8,222,400	7,461,928	6,704,760	5,950,896	5,200,335	4,453,079	3,709,125
20	High density mixed use flatted scheme (150 flats)	150	£4,420,716	30,952,182	28,830,207	26,717,295	24,613,448	22,518,666	20,432,948	18,356,295	16,280,193	14,212,110	12,153,135	10,103,266
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	60,174,919	55,101,030	50,017,036	44,932,001	39,833,769	34,757,706	29,703,813	24,672,089	19,662,535	14,675,152	9,705,269
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	23,012,407	21,518,079	20,030,135	18,548,572	17,073,391	15,604,592	14,142,175	12,686,140	11,236,487	9,793,216	8,356,326
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	50,065,774	46,771,156	42,589,256	38,437,424	34,320,382	30,238,130	26,190,672	22,178,003	18,194,778	14,219,413	10,273,924
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	12,057,912	11,503,619	10,953,603	10,408,464	9,867,601	9,331,215	8,799,305	8,271,871	7,748,914	7,230,434	6,716,429
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	42,501,168	39,259,920	36,032,553	32,819,069	29,619,464	26,433,741	23,261,899	20,084,687	16,920,773	13,770,829	10,634,857
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	44,402,973	41,161,725	37,934,358	34,720,872	31,521,268	28,335,545	25,163,704	22,005,743	18,851,596	15,701,652	12,565,679
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	32,863,507	30,811,378	28,768,012	26,733,412	24,707,574	22,690,503	20,682,196	18,682,652	16,691,874	14,709,859	12,736,609
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	61,190,332	55,702,089	50,194,275	44,651,496	39,120,118	33,612,873	28,129,763	22,670,787	17,235,947	11,825,241	6,404,006
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	88,647,233	82,648,054	76,671,387	70,720,351	64,794,945	58,888,240	52,966,752	47,070,121	41,185,593	35,286,522	29,372,412
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,006,964	6,805,298	6,604,488	6,404,535	6,205,439	6,007,199	5,809,815	5,613,288	5,417,617	5,222,803	5,028,846
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	65,992,086	61,934,881	57,895,087	53,872,645	49,867,614	45,879,975	41,909,727	37,956,870	34,021,405	30,103,332	26,202,649
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	42,816,282	40,255,943	37,708,480	35,167,895	32,640,187	30,123,357	27,617,402	25,122,327	22,638,127	20,164,806	17,702,361
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	63,917,229	58,563,584	53,232,920	47,925,240	42,640,542	37,378,826	32,140,095	26,924,345	21,730,143	16,514,034	11,307,552
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	209,621,512	192,669,994	175,718,328	158,782,901	141,844,223	124,855,471	107,769,263	90,537,654	73,289,361	56,117,405	39,021,769
35	High density mixed use flatted scheme (30 flats)	30	£733,729	6,808,543	6,336,572	5,866,616	5,398,675	4,932,749	4,468,837	4,006,616	3,544,553	3,084,515	2,626,502	2,170,513
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,990	8,182,606
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	52,954,430	48,587,948	44,240,210	39,911,216	35,600,967	31,309,462	27,036,701	22,755,352	18,488,225	14,230,916	9,961,777
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	22,257,809	20,739,132	19,226,939	17,721,232	16,222,009	14,729,272	13,243,019	11,759,959	10,279,734	8,806,025	7,338,834
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	50,667,079	46,609,874	42,570,060	38,547,637	34,520,261	30,509,665	26,516,562	22,540,953	18,563,839	14,592,103	10,635,561
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	10,376,991	9,613,052	8,852,380	8,093,152	7,335,572	6,581,271	5,830,252	5,082,514	4,338,055	3,596,879	2,858,983
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	12,113,960	11,222,695	10,335,239	9,449,583	8,565,735	7,685,714	6,809,520	5,937,154	5,068,616	4,203,905	3,343,023
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	7,888,149	7,275,807	6,666,059	6,058,932	5,454,427	4,852,544	4,253,282	3,656,641	3,062,624	2,471,227	1,882,452
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	9,474,744	8,740,066	8,008,362	7,279,805	6,554,393	5,832,129	5,113,010	4,397,038	3,684,209	2,974,528	2,267,993
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	11,061,339	10,204,324	9,350,666	8,500,678	7,654,360	6,811,714	5,972,737	5,137,431	4,305,794	3,477,829	2,653,534

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £6,088,685 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£304,434	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,573	456,490	415,586
2	Low density housing scheme (4 houses)	4	£608,869	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,876	1,161,433	1,078,550	996,025	913,859	832,050
3	Low density housing scheme (9 houses)	9	£1,382,131	3,749,892	3,558,561	3,368,039	3,178,323	2,989,414	2,801,311	2,614,017	2,427,528	2,241,847	2,056,972	1,872,905
4	Medium density flatted sheme (5 flats)	5	£202,956	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040
5	Medium density flatted scheme (7 flats)	7	£243,547	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677
6	Medium density flatted scheme (9 flats)	9	£365,321	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668
7	Medium density flatted scheme (30 flats)	30	£913,303	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,298,196	3,818,907	3,341,725
8	Medium density flatted scheme (75 flats)	75	£2,313,700	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,020,767	10,904,959	9,794,016	8,687,935	7,586,719
9	Medium density flatted scheme (250 flats)	250	£8,950,367	45,828,471	42,749,051	39,682,758	36,629,590	33,589,547	30,562,629	27,548,836	24,544,510	21,543,535	18,555,746	15,581,142
10	Medium density flatted scheme (600 flats)	600	£15,160,026	73,841,482	67,604,290	61,393,868	55,188,834	48,997,439	42,815,217	36,635,973	30,441,320	24,267,434	18,079,821	11,892,604
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	34,909,207	32,366,922	29,835,525	27,312,095	24,791,197	22,281,238	19,782,218	17,294,137	14,816,995	12,350,791	9,890,098
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	50,385,262	46,197,439	42,027,592	37,870,606	33,711,537	29,570,554	25,447,658	21,318,792	17,200,436	13,081,446	8,961,248
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	25,236,290	24,021,369	22,811,637	21,607,093	20,407,737	19,213,568	18,024,587	16,840,795	15,662,190	14,487,987	13,316,128
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,113,797	7,962,540	7,811,940	7,661,976	7,512,654	7,363,973	7,215,935	7,068,540	6,921,787	6,775,676	6,630,208
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	8,777,508	8,273,314	7,771,260	7,271,348	6,773,578	6,277,949	5,784,462	5,293,115	4,803,910	4,316,847	3,831,924
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	19,737,012	18,545,412	17,358,898	16,177,471	15,001,131	13,829,877	12,663,711	11,502,631	10,346,638	9,195,732	8,049,912
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	30,106,999	27,985,039	25,872,143	23,768,311	21,673,543	19,585,880	17,499,397	15,422,222	13,354,155	11,295,194	9,245,341
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	42,271,744	38,865,696	35,474,249	32,097,402	28,735,157	25,387,513	22,054,470	18,731,315	15,402,457	12,088,311	8,766,742
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	11,297,324	10,523,637	9,753,254	8,986,175	8,222,400	7,461,928	6,704,760	5,950,896	5,200,335	4,453,079	3,709,125
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	30,952,182	28,830,207	26,717,295	24,613,448	22,518,666	20,432,948	18,356,295	16,280,193	14,212,110	12,153,135	10,103,266
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	60,174,919	55,101,030	50,017,036	44,932,001	39,833,769	34,757,706	29,703,813	24,672,089	19,662,535	14,675,152	9,705,269
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	23,012,407	21,518,079	20,030,135	18,548,572	17,073,391	15,604,592	14,142,175	12,686,140	11,236,487	9,793,216	8,356,326
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	50,065,774	46,771,156	42,589,256	38,437,424	34,320,382	30,238,130	26,190,672	22,178,003	18,194,778	14,219,413	10,273,924
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	12,057,912	11,503,619	10,953,603	10,408,464	9,867,601	9,331,215	8,799,305	8,271,871	7,748,914	7,230,434	6,716,429
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	42,501,168	39,259,920	36,032,553	32,819,069	29,619,464	26,433,741	23,261,899	20,084,687	16,920,773	13,770,829	10,634,857
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	44,402,973	41,161,725	37,934,358	34,720,872	31,521,268	28,335,545	25,163,704	22,005,743	18,851,596	15,701,652	12,565,679
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	32,863,507	30,811,378	28,768,012	26,733,412	24,707,574	22,690,503	20,682,196	18,682,652	16,691,874	14,709,859	12,736,609
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	61,190,332	55,702,089	50,194,275	44,651,496	39,120,118	33,612,873	28,129,763	22,670,787	17,235,947	11,825,241	6,404,006
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	88,647,233	82,648,054	76,671,387	70,720,351	64,794,945	58,888,240	52,966,752	47,070,121	41,185,593	35,286,522	29,372,412
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,006,964	6,805,298	6,604,488	6,404,535	6,205,439	6,007,199	5,809,815	5,613,288	5,417,617	5,222,803	5,028,846
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	65,992,086	61,934,881	57,895,087	53,872,645	49,867,614	45,879,975	41,909,727	37,956,870	34,021,405	30,103,332	26,202,649
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	42,816,282	40,255,943	37,708,480	35,167,895	32,640,187	30,123,357	27,617,402	25,122,327	22,638,127	20,164,806	17,702,361
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	63,917,229	58,563,584	53,232,920	47,925,240	42,640,542	37,378,826	32,140,095	26,924,345	21,730,143	16,514,034	11,307,552
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	209,621,512	192,669,994	175,718,328	158,782,901	141,844,223	124,855,471	107,769,263	90,537,654	73,289,361	56,117,405	39,021,769
35	High density mixed use flatted scheme (30 flats)	30	£487,095	6,808,543	6,336,572	5,866,616	5,398,675	4,932,749	4,468,837	4,006,616	3,544,553	3,084,515	2,626,502	2,170,513
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,990	8,182,606
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	52,954,430	48,587,948	44,240,210	39,911,216	35,600,967	31,309,462	27,036,701	22,755,352	18,488,225	14,230,916	9,961,777
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	22,257,809	20,739,132	19,226,939	17,721,232	16,222,009	14,729,272	13,243,019	11,759,959	10,279,734	8,806,025	7,338,834
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	50,667,079	46,609,874	42,570,060	38,547,637	34,520,261	30,509,665	26,516,562	22,540,953	18,563,839	14,592,103	10,635,561
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	10,376,991	9,613,052	8,852,380	8,093,152	7,335,572	6,581,271	5,830,252	5,082,514	4,338,055	3,596,879	2,858,983
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	12,113,960	11,222,695	10,335,239	9,449,583	8,565,735	7,685,714	6,809,520	5,937,154	5,068,616	4,203,905	3,343,023
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	7,888,149	7,275,807	6,666,059	6,058,932	5,454,427	4,852,544	4,253,282	3,656,641	3,062,624	2,471,227	1,882,452
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	9,474,744	8,740,066	8,008,362	7,279,805	6,554,393	5,832,129	5,113,010	4,397,038	3,684,209	2,974,528	2,267,993
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	11,061,339	10,204,324	9,350,666	8,500,678	7,654,360	6,811,714	5,972,737	5,137,431	4,305,794	3,477,829	2,653,534

BENCHMARK LAND VALUE 4 (CLEARED LAND) £500,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£25,000	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,573	456,490	415,586
2	Low density housing scheme (4 houses)	4	£50,000	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,876	1,161,433	1,078,550	996,025	913,859	832,050
3	Low density housing scheme (9 houses)	9	£113,500	3,749,892	3,558,561	3,368,039	3,178,323	2,989,414	2,801,311	2,614,017	2,427,528	2,241,847	2,056,972	1,872,905
4	Medium density flatted sheme (5 flats)	5	£16,667	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040
5	Medium density flatted scheme (7 flats)	7	£20,000	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677
6	Medium density flatted scheme (9 flats)	9	£30,000	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668
7	Medium density flatted scheme (30 flats)	30	£75,000	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,298,196	3,818,907	3,341,725
8	Medium density flatted scheme (75 flats)	75	£190,000	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,020,767	10,904,959	9,794,016	8,687,935	7,586,719
9	Medium density flatted scheme (250 flats)	250	£735,000	45,828,471	42,749,051	39,682,758	36,629,590	33,589,547	30,562,629	27,548,836	24,544,510	21,543,535	18,555,746	15,581,142
10	Medium density flatted scheme (600 flats)	600	£1,245,000	73,841,482	67,604,290	61,393,868	55,188,834	48,997,439	42,815,217	36,635,973	30,441,320	24,267,434	18,079,821	11,892,604
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	34,909,207	32,366,922	29,835,525	27,312,095	24,791,197	22,281,238	19,782,218	17,294,137	14,816,995	12,350,791	9,890,098
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	50,385,262	46,197,439	42,027,592	37,870,606	33,711,537	29,570,554	25,447,658	21,318,792	17,200,436	13,081,446	8,961,248
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	25,236,290	24,021,369	22,811,637	21,607,093	20,407,737	19,213,568	18,024,587	16,840,795	15,662,190	14,487,987	13,316,128
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,113,797	7,962,540	7,811,940	7,661,976	7,512,654	7,363,973	7,215,935	7,068,540	6,921,787	6,775,676	6,630,208
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	8,777,508	8,273,314	7,771,260	7,271,348	6,773,578	6,277,949	5,784,462	5,293,115	4,803,910	4,316,847	3,831,924
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	19,737,012	18,545,412	17,358,898	16,177,471	15,001,131	13,829,877	12,663,711	11,502,631	10,346,638	9,195,732	8,049,912
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	30,106,999	27,985,039	25,872,143	23,768,311	21,673,543	19,585,880	17,499,397	15,422,222	13,354,155	11,295,194	9,245,341
18	High density mixed use flatted scheme (300 flats)	300	£378,000	42,271,744	38,865,696	35,474,249	32,097,402	28,735,157	25,387,513	22,054,470	18,731,315	15,402,457	12,088,311	8,766,742
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	11,297,324	10,523,637	9,753,254	8,986,175	8,222,400	7,461,928	6,704,760	5,950,896	5,200,335	4,453,079	3,709,125
20	High density mixed use flatted scheme (150 flats)	150	£241,000	30,952,182	28,830,207	26,717,295	24,613,448	22,518,666	20,432,948	18,356,295	16,280,193	14,212,110	12,153,135	10,103,266
21	High density mixed use flatted scheme (480 flats)	480	£760,000	60,174,919	55,101,030	50,017,036	44,932,001	39,833,769	34,757,706	29,703,813	24,672,089	19,662,535	14,675,152	9,705,269
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	23,012,407	21,518,079	20,030,135	18,548,572	17,073,391	15,604,592	14,142,175	12,686,140	11,236,487	9,793,216	8,356,326
23	High density mixed use flatted scheme (450 flats)	450	£510,000	50,065,774	46,771,156	42,589,256	38,437,424	34,320,382	30,238,130	26,190,672	22,178,003	18,194,778	14,219,413	10,273,924
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	12,057,912	11,503,619	10,953,603	10,408,464	9,867,601	9,331,215	8,799,305	8,271,871	7,748,914	7,230,434	6,716,429
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	42,501,168	39,259,920	36,032,553	32,819,069	29,619,464	26,433,741	23,261,899	20,084,687	16,920,773	13,770,829	10,634,857
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	44,402,973	41,161,725	37,934,358	34,720,872	31,521,268	28,335,545	25,163,704	22,005,743	18,851,596	15,701,652	12,565,679
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	32,863,507	30,811,378	28,768,012	26,733,412	24,707,574	22,690,503	20,682,196	18,682,652	16,691,874	14,709,859	12,736,609
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	61,190,332	55,702,089	50,194,275	44,651,496	39,120,118	33,612,873	28,129,763	22,670,787	17,235,947	11,825,241	6,404,006
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	88,647,233	82,648,054	76,671,387	70,720,351	64,794,945	58,888,240	52,966,752	47,070,121	41,185,593	35,286,522	29,372,412
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,006,964	6,805,298	6,604,488	6,404,535	6,205,439	6,007,199	5,809,815	5,613,288	5,417,617	5,222,803	5,028,846
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	65,992,086	61,934,881	57,895,087	53,872,645	49,867,614	45,879,975	41,909,727	37,956,870	34,021,405	30,103,332	26,202,649
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	42,816,282	40,255,943	37,708,480	35,167,895	32,640,187	30,123,357	27,617,402	25,122,327	22,638,127	20,164,806	17,702,361
33	High density mixed use flatted scheme (500 flats)	500	£710,000	63,917,229	58,563,584	53,232,920	47,925,240	42,640,542	37,378,826	32,140,095	26,924,345	21,730,143	16,514,034	11,307,552
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	209,621,512	192,669,994	175,718,328	158,782,901	141,844,223	124,855,471	107,769,263	90,537,654	73,289,361	56,117,405	39,021,769
35	High density mixed use flatted scheme (30 flats)	30	£40,000	6,808,543	6,336,572	5,866,616	5,398,675	4,932,749	4,468,837	4,006,616	3,544,553	3,084,515	2,626,502	2,170,513
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319
37	High density mixed use flatted scheme (400 flats)	400	£530,000	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,990	8,182,606
38	High density mixed use flatted scheme (400 flats)	400	£565,000	52,954,430	48,587,948	44,240,210	39,911,216	35,600,967	31,309,462	27,036,701	22,755,352	18,488,225	14,230,916	9,961,777
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	22,257,809	20,739,132	19,226,939	17,721,232	16,222,009	14,729,272	13,243,019	11,759,959	10,279,734	8,806,025	7,338,834
40	High density mixed use flatted scheme (350 flats)	350	£465,000	50,667,079	46,609,874	42,570,060	38,547,637	34,520,261	30,509,665	26,516,562	22,540,953	18,563,839	14,592,103	10,635,561
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£100,000	10,376,991	9,613,052	8,852,380	8,093,152	7,335,572	6,581,271	5,830,252	5,082,514	4,338,055	3,596,879	2,858,983
44	High density retirement flatted scheme (70 flats)	70	£100,000	12,113,960	11,222,695	10,335,239	9,449,583	8,565,735	7,685,714	6,809,520	5,937,154	5,068,616	4,203,905	3,343,023
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	7,888,149	7,275,807	6,666,059	6,058,932	5,454,427	4,852,544	4,253,282	3,656,641	3,062,624	2,471,227	1,882,452
47	High density extracare flatted scheme (60 flats)	60	£100,000	9,474,744	8,740,066	8,008,362	7,279,805	6,554,393	5,832,129	5,113,010	4,397,038	3,684,209	2,974,528	2,267,993
48	High density extracare flatted scheme (70 flats)	70	£100,000	11,061,339	10,204,324	9,350,666	8,500,678	7,654,360	6,811,714	5,972,737	5,137,431	4,305,794	3,477,829	2,653,534

Table 6.10.6: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £11,911 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,911 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £15,437,565 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
									Residual land values					
1	Low density housing scheme (2 houses)	2	£771,878	923,176	875,945	828,913	782,081	735,448	689,014	642,779	596,744	550,907	505,270	459,832
2	Low density housing scheme (4 houses)	4	£1,543,757	1,847,231	1,752,770	1,658,706	1,565,041	1,471,774	1,378,906	1,286,437	1,194,365	1,102,693	1,011,419	920,543
3	Low density housing scheme (9 houses)	9	£3,504,327	4,157,061	3,944,522	3,732,879	3,522,133	3,312,283	3,103,330	2,895,274	2,688,114	2,481,850	2,276,483	2,072,012
4	Medium density flatted sheme (5 flats)	5	£514,586	1,647,896	1,550,044	1,452,607	1,355,586	1,258,979	1,162,788	1,067,012	971,652	876,707	782,177	688,063
5	Medium density flatted scheme (7 flats)	7	£617,503	2,310,143	2,173,143	2,036,725	1,900,888	1,765,632	1,630,958	1,496,865	1,363,354	1,230,424	1,098,076	966,309
6	Medium density flatted scheme (9 flats)	9	£926,254	2,986,608	2,790,474	2,615,088	2,440,448	2,266,558	2,093,414	1,921,018	1,749,369	1,578,468	1,408,314	1,238,909
7	Medium density flatted scheme (30 flats)	30	£2,315,635	9,307,546	8,754,144	8,203,091	7,654,387	7,108,033	6,564,027	6,022,370	5,483,061	4,946,102	4,411,492	3,879,229
8	Medium density flatted scheme (75 flats)	75	£5,866,275	21,406,111	20,126,294	18,851,911	17,582,959	16,319,442	15,061,358	13,808,706	12,561,488	11,319,702	10,083,350	8,852,431
9	Medium density flatted scheme (250 flats)	250	£22,693,221	53,071,091	49,614,407	46,172,439	42,745,191	39,332,662	35,934,850	32,551,758	29,183,383	25,829,728	22,490,790	19,156,134
10	Medium density flatted scheme (600 flats)	600	£38,439,538	88,406,770	81,439,647	74,502,370	67,592,933	60,681,845	53,800,751	46,921,965	40,058,135	33,176,878	26,278,048	19,392,158
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	40,890,210	38,036,376	35,194,746	32,365,320	29,548,098	26,743,081	23,950,268	21,157,960	18,375,633	15,605,572	12,847,777
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	60,544,834	55,849,279	51,166,159	46,487,519	41,829,097	37,190,893	32,566,511	27,938,476	23,330,798	18,719,697	14,115,483
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	27,997,206	26,638,472	25,285,531	23,938,385	22,597,036	21,261,481	19,931,722	18,606,096	17,284,913	15,969,538	14,659,969
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,448,912	8,280,207	8,112,217	7,944,943	7,778,386	7,612,544	7,447,419	7,283,011	7,119,318	6,956,341	6,794,080
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	9,894,556	9,332,175	8,772,181	8,214,574	7,659,354	7,106,521	6,556,076	6,008,017	5,462,345	4,919,060	4,378,162
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	22,410,178	21,079,333	19,754,163	18,434,667	17,120,847	15,812,701	14,510,230	13,213,434	11,922,313	10,636,866	9,357,095
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	35,006,103	32,628,949	30,261,937	27,905,069	25,558,341	23,221,756	20,895,313	18,579,012	16,268,993	13,961,147	11,663,496
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	50,282,544	46,459,215	42,652,249	38,861,647	35,087,408	31,329,531	27,588,019	23,862,869	20,154,082	16,455,202	12,749,871
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	13,053,644	12,188,471	11,326,988	10,469,196	9,615,094	8,764,681	7,917,959	7,074,926	6,235,583	5,399,932	4,567,969
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	35,851,285	33,474,116	31,107,090	28,750,205	26,403,463	24,066,863	21,740,404	19,424,088	17,117,914	14,819,087	12,521,420
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	72,037,520	66,391,666	60,762,260	55,126,971	49,494,930	43,846,935	38,188,226	32,514,381	26,885,401	21,281,287	15,702,038
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	26,430,574	24,758,196	23,092,951	21,434,841	19,783,864	18,140,021	16,503,312	14,873,737	13,251,295	11,635,988	10,027,815
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	60,597,143	55,904,976	51,245,635	46,604,097	42,002,903	37,414,495	32,859,025	28,342,575	23,865,142	19,426,725	15,011,930
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	13,261,364	12,641,957	12,027,549	11,418,135	10,813,719	10,214,300	9,619,877	9,030,450	8,446,021	7,866,587	7,292,151
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	50,114,565	46,476,736	42,854,465	39,247,749	35,656,589	32,080,985	28,520,937	24,976,445	21,447,509	17,918,141	14,396,679
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	52,016,368	48,378,541	44,756,269	41,149,553	37,558,394	33,982,790	30,422,742	26,878,250	23,349,314	19,835,933	16,327,501
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	37,563,713	35,266,750	32,979,587	30,702,222	28,434,655	26,176,885	23,928,915	21,690,744	19,462,370	17,243,794	15,035,018
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	74,207,205	68,139,053	62,070,663	55,985,506	49,866,853	43,697,778	37,521,406	31,372,159	25,250,038	19,155,042	13,087,172
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	102,274,849	95,583,582	88,920,851	82,286,656	75,680,997	69,080,766	62,506,436	55,954,878	49,404,777	42,865,945	36,322,605
30	Intensification scheme (industrial with 12 flats)	12	£8,020,851	7,453,784	7,228,843	7,004,857	6,781,826	6,559,749	6,338,627	6,118,461	5,899,249	5,680,991	5,463,689	5,247,341
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	75,501,937	70,949,366	66,416,279	61,902,675	57,408,554	52,933,917	48,478,763	44,043,092	39,626,905	35,230,200	30,852,979
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	48,688,926	45,826,433	42,974,234	40,132,004	37,301,944	34,484,054	31,678,335	28,884,786	26,103,408	23,334,201	20,577,164
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	76,573,411	70,603,616	64,621,389	58,657,251	52,718,893	46,806,312	40,919,510	35,058,487	29,223,242	23,413,776	17,610,637
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	249,195,677	230,300,361	211,476,585	192,643,201	173,858,455	155,070,741	136,240,824	117,346,227	98,284,425	79,023,033	59,798,356
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	7,872,859	7,345,448	6,820,286	6,297,373	5,776,709	5,258,295	4,742,130	4,228,214	3,716,547	3,205,624	2,695,807
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	14,516,629	13,647,377	12,781,815	11,919,944	11,061,762	10,207,270	9,356,468	8,509,357	7,665,935	6,826,204	5,990,163
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	61,423,721	56,569,285	51,715,071	46,881,746	42,069,308	37,251,695	32,451,877	27,673,077	22,897,756	18,123,476	13,357,316
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	63,254,881	58,379,780	53,502,145	48,639,273	43,797,418	38,976,582	34,176,764	29,397,965	24,640,183	19,874,683	15,121,590
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	25,708,955	24,010,508	22,319,307	20,635,348	18,958,634	17,289,164	15,626,937	13,971,956	12,324,217	10,683,724	9,042,196
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	60,176,930	55,624,359	51,091,272	46,577,667	42,083,547	37,608,909	33,151,998	28,688,694	24,244,998	19,820,907	15,388,629
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	12,138,135	11,282,459	10,430,436	9,582,067	8,737,350	7,896,286	7,058,134	6,220,147	5,385,833	4,555,191	3,728,221
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	14,168,828	13,170,336	12,176,305	11,186,536	10,201,029	9,219,784	8,242,049	7,264,394	6,291,023	5,321,936	4,357,133
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	9,303,354	8,620,002	7,939,571	7,262,061	6,587,100	5,912,068	5,239,972	4,570,812	3,904,587	3,241,299	2,580,947
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	11,172,989	10,352,963	9,536,440	8,723,423	7,913,602	7,103,559	6,297,037	5,494,040	4,694,566	3,898,615	3,106,186
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	13,042,626	12,085,923	11,133,309	10,184,785	9,240,103	8,295,046	7,354,104	6,417,268	5,484,544	4,555,930	3,631,428

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL £9,171,614 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
									Residual land values					
1	Low density housing scheme (2 houses)	2	£458,581	923,176	875,945	828,913	782,081	735,448	689,014	642,779	596,744	550,907	505,270	459,832
2	Low density housing scheme (4 houses)	4	£917,161	1,847,231	1,752,770	1,658,706	1,565,041	1,471,774	1,378,906	1,286,437	1,194,365	1,102,693	1,011,419	920,543
3	Low density housing scheme (9 houses)	9	£2,081,956	4,157,061	3,944,522	3,732,879	3,522,133	3,312,283	3,103,330	2,895,274	2,688,114	2,481,850	2,276,483	2,072,012
4	Medium density flatted sheme (5 flats)	5	£305,720	1,647,896	1,550,044	1,452,607	1,355,586	1,258,979	1,162,788	1,067,012	971,652	876,707	782,177	688,063
5	Medium density flatted scheme (7 flats)	7	£366,865	2,310,143	2,173,143	2,036,725	1,900,888	1,765,632	1,630,958	1,496,865	1,363,354	1,230,424	1,098,076	966,309
6	Medium density flatted scheme (9 flats)	9	£550,297	2,986,608	2,790,474	2,615,088	2,440,448	2,266,558	2,093,414	1,921,018	1,749,369	1,578,468	1,408,314	1,238,909
7	Medium density flatted scheme (30 flats)	30	£1,375,742	9,307,546	8,754,144	8,203,091	7,654,387	7,108,033	6,564,027	6,022,370	5,483,061	4,946,102	4,411,492	3,879,229
8	Medium density flatted scheme (75 flats)	75	£3,485,213	21,406,111	20,126,294	18,851,911	17,582,959	16,319,442	15,061,358	13,808,706	12,561,488	11,319,702	10,083,350	8,852,431
9	Medium density flatted scheme (250 flats)	250	£13,482,272	53,071,091	49,614,407	46,172,439	42,745,191	39,332,662	35,934,850	32,551,758	29,183,383	25,829,728	22,490,790	19,156,134
10	Medium density flatted scheme (600 flats)	600	£22,837,319	88,406,770	81,439,647	74,502,370	67,592,933	60,681,845	53,800,751	46,921,965	40,058,135	33,176,878	26,278,048	19,392,158
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	40,890,210	38,036,376	35,194,746	32,365,320	29,548,098	26,743,081	23,950,268	21,157,960	18,375,633	15,605,572	12,847,777
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	60,544,834	55,849,279	51,166,159	46,487,519	41,829,097	37,190,893	32,566,511	27,938,476	23,330,798	18,719,697	14,115,483
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	27,997,206	26,638,472	25,285,531	23,938,385	22,597,036	21,261,481	19,931,722	18,606,096	17,284,913	15,969,538	14,659,969
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,448,912	8,280,207	8,112,217	7,944,943	7,778,386	7,612,544	7,447,419	7,283,011	7,119,318	6,956,341	6,794,080
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	9,894,556	9,332,175	8,772,181	8,214,574	7,659,354	7,106,521	6,556,076	6,008,017	5,462,345	4,919,060	4,378,162
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	22,410,178	21,079,333	19,754,163	18,434,667	17,120,847	15,812,701	14,510,230	13,213,434	11,922,313	10,636,866	9,357,095
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	35,006,103	32,628,949	30,261,937	27,905,069	25,558,341	23,221,756	20,895,313	18,579,012	16,268,993	13,961,147	11,663,496
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	50,282,544	46,459,215	42,652,249	38,861,647	35,087,408	31,329,531	27,588,019	23,862,869	20,154,082	16,455,202	12,749,871
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	13,053,644	12,188,471	11,326,988	10,469,196	9,615,094	8,764,681	7,917,959	7,074,926	6,235,583	5,399,932	4,567,969
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	35,851,285	33,474,116	31,107,090	28,750,205	26,403,463	24,066,863	21,740,404	19,424,088	17,117,914	14,819,087	12,521,420
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	72,037,520	66,391,666	60,762,260	55,126,971	49,494,930	43,846,935	38,188,226	32,514,381	26,885,401	21,281,287	15,702,038
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	26,430,574	24,758,196	23,092,951	21,434,841	19,783,864	18,140,021	16,503,312	14,873,737	13,251,295	11,635,988	10,027,815
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	60,597,143	55,904,976	51,245,635	46,604,097	42,002,903	37,414,495	32,859,025	28,342,575	23,865,142	19,426,725	15,011,930
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	13,261,364	12,641,957	12,027,549	11,418,135	10,813,719	10,214,300	9,619,877	9,030,450	8,446,021	7,866,587	7,292,151
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	50,114,565	46,476,736	42,854,465	39,247,749	35,656,589	32,080,985	28,520,937	24,976,445	21,447,509	17,918,141	14,396,679
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	52,016,368	48,378,541	44,756,269	41,149,553	37,558,394	33,982,790	30,422,742	26,878,250	23,349,314	19,835,933	16,327,501
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	37,563,713	35,266,750	32,979,587	30,702,222	28,434,655	26,176,885	23,928,915	21,690,744	19,462,370	17,243,794	15,035,018
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	74,207,205	68,139,053	62,070,663	55,985,506	49,866,853	43,697,778	37,521,406	31,372,159	25,250,038	19,155,042	13,087,172
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	102,274,849	95,583,582	88,920,851	82,286,656	75,680,997	69,080,766	62,506,436	55,954,878	49,404,777	42,865,945	36,322,605
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,453,784	7,228,843	7,004,857	6,781,826	6,559,749	6,338,627	6,118,461	5,899,249	5,680,991	5,463,689	5,247,341
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	75,501,937	70,949,366	66,416,279	61,902,675	57,408,554	52,933,917	48,478,763	44,043,092	39,626,905	35,230,200	30,852,979
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	48,688,926	45,826,433	42,974,234	40,132,004	37,301,944	34,484,054	31,678,335	28,884,786	26,103,408	23,334,201	20,577,164
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	76,573,411	70,603,616	64,621,389	58,657,251	52,718,893	46,806,312	40,919,510	35,058,487	29,223,242	23,413,776	17,610,637
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	249,195,677	230,300,361	211,476,585	192,643,201	173,858,455	155,070,741	136,240,824	117,346,227	98,284,425	79,023,033	59,798,356
35	High density mixed use flatted scheme (30 flats)	30	£733,729	7,872,859	7,345,448	6,820,286	6,297,373	5,776,709	5,258,295	4,742,130	4,228,214	3,716,547	3,205,624	2,695,807
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	14,516,629	13,647,377	12,781,815	11,919,944	11,061,762	10,207,270	9,356,468	8,509,357	7,665,935	6,826,204	5,990,163
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	61,423,721	56,569,285	51,715,071	46,881,746	42,069,308	37,251,695	32,451,877	27,673,077	22,897,756	18,123,476	13,357,316
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	63,254,881	58,379,780	53,502,145	48,639,273	43,797,418	38,976,582	34,176,764	29,397,965	24,640,183	19,874,683	15,121,590
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	25,708,955	24,010,508	22,319,307	20,635,348	18,958,634	17,289,164	15,626,937	13,971,956	12,324,217	10,683,724	9,042,196
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	60,176,930	55,624,359	51,091,272	46,577,667	42,083,547	37,608,909	33,151,998	28,688,694	24,244,998	19,820,907	15,388,629
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	12,138,135	11,282,459	10,430,436	9,582,067	8,737,350	7,896,286	7,058,134	6,220,147	5,385,833	4,555,191	3,728,221
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	14,168,828	13,170,336	12,176,305	11,186,536	10,201,029	9,219,784	8,242,049	7,264,394	6,291,023	5,321,936	4,357,133
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	9,303,354	8,620,002	7,939,571	7,262,061	6,587,100	5,912,068	5,239,972	4,570,812	3,904,587	3,241,299	2,580,947
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	11,172,989	10,352,963	9,536,440	8,723,423	7,913,602	7,103,559	6,297,037	5,494,040	4,694,566	3,898,615	3,106,186
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	13,042,626	12,085,923	11,133,309	10,184,785	9,240,103	8,295,046	7,354,104	6,417,268	5,484,544	4,555,930	3,631,428

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £6,088,685 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
									Residual land values					
1	Low density housing scheme (2 houses)	2	£304,434	923,176	875,945	828,913	782,081	735,448	689,014	642,779	596,744	550,907	505,270	459,832
2	Low density housing scheme (4 houses)	4	£608,869	1,847,231	1,752,770	1,658,706	1,565,041	1,471,774	1,378,906	1,286,437	1,194,365	1,102,693	1,011,419	920,543
3	Low density housing scheme (9 houses)	9	£1,382,131	4,157,061	3,944,522	3,732,879	3,522,133	3,312,283	3,103,330	2,895,274	2,688,114	2,481,850	2,276,483	2,072,012
4	Medium density flatted sheme (5 flats)	5	£202,956	1,647,896	1,550,044	1,452,607	1,355,586	1,258,979	1,162,788	1,067,012	971,652	876,707	782,177	688,063
5	Medium density flatted scheme (7 flats)	7	£243,547	2,310,143	2,173,143	2,036,725	1,900,888	1,765,632	1,630,958	1,496,865	1,363,354	1,230,424	1,098,076	966,309
6	Medium density flatted scheme (9 flats)	9	£365,321	2,986,608	2,790,474	2,615,088	2,440,448	2,266,558	2,093,414	1,921,018	1,749,369	1,578,468	1,408,314	1,238,909
7	Medium density flatted scheme (30 flats)	30	£913,303	9,307,546	8,754,144	8,203,091	7,654,387	7,108,033	6,564,027	6,022,370	5,483,061	4,946,102	4,411,492	3,879,229
8	Medium density flatted scheme (75 flats)	75	£2,313,700	21,406,111	20,126,294	18,851,911	17,582,959	16,319,442	15,061,358	13,808,706	12,561,488	11,319,702	10,083,350	8,852,431
9	Medium density flatted scheme (250 flats)	250	£8,950,367	53,071,091	49,614,407	46,172,439	42,745,191	39,332,662	35,934,850	32,551,758	29,183,383	25,829,728	22,490,790	19,156,134
10	Medium density flatted scheme (600 flats)	600	£15,160,826	88,406,770	81,439,647	74,502,370	67,592,933	60,681,845	53,800,751	46,921,965	40,058,135	33,176,878	26,278,048	19,392,158
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	40,890,210	38,036,376	35,194,746	32,365,320	29,548,098	26,743,081	23,950,268	21,157,960	18,375,633	15,605,572	12,847,777
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	60,544,834	55,849,279	51,166,159	46,487,519	41,829,097	37,190,893	32,566,511	27,938,476	23,330,798	18,719,697	14,115,483
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	27,997,206	26,638,472	25,285,531	23,938,385	22,597,036	21,261,481	19,931,722	18,606,096	17,284,913	15,969,538	14,659,969
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,448,912	8,280,207	8,112,217	7,944,943	7,778,386	7,612,544	7,447,419	7,283,011	7,119,318	6,956,341	6,794,080
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	9,894,556	9,332,175	8,772,181	8,214,574	7,659,354	7,106,521	6,556,076	6,008,017	5,462,345	4,919,060	4,378,162
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	22,410,178	21,079,333	19,754,163	18,434,667	17,120,847	15,812,701	14,510,230	13,213,434	11,922,313	10,636,866	9,357,095
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	35,006,103	32,628,949	30,261,937	27,905,069	25,558,341	23,221,756	20,895,313	18,579,012	16,268,993	13,961,147	11,663,496
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	50,282,544	46,459,215	42,652,249	38,861,647	35,087,408	31,329,531	27,588,019	23,862,869	20,154,082	16,455,202	12,749,871
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	13,053,644	12,188,471	11,326,988	10,469,196	9,615,094	8,764,681	7,917,959	7,074,926	6,235,583	5,399,932	4,567,969
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	35,851,285	33,474,116	31,107,090	28,750,205	26,403,463	24,066,863	21,740,404	19,424,088	17,117,914	14,819,087	12,521,420
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	72,037,520	66,391,666	60,762,260	55,126,971	49,494,930	43,846,935	38,188,226	32,514,381	26,885,401	21,281,287	15,702,038
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	26,430,574	24,758,196	23,092,951	21,434,841	19,783,864	18,140,021	16,503,312	14,873,737	13,251,295	11,635,988	10,027,815
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	60,597,143	55,904,976	51,245,635	46,604,097	42,002,903	37,414,495	32,859,025	28,342,575	23,865,142	19,426,725	15,011,930
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	13,261,364	12,641,957	12,027,549	11,418,135	10,813,719	10,214,300	9,619,877	9,030,450	8,446,021	7,866,587	7,292,151
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	50,114,565	46,476,736	42,854,465	39,247,749	35,656,589	32,080,985	28,520,937	24,976,445	21,447,509	17,918,141	14,396,679
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	52,016,368	48,378,541	44,756,269	41,149,553	37,558,394	33,982,790	30,422,742	26,878,250	23,349,314	19,835,933	16,327,501
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	37,563,713	35,266,750	32,979,587	30,702,222	28,434,655	26,176,885	23,928,915	21,690,744	19,462,370	17,243,794	15,035,018
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	74,207,205	68,139,053	62,070,663	55,985,506	49,866,853	43,697,778	37,521,406	31,372,159	25,250,038	19,155,042	13,087,172
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	102,274,849	95,583,582	88,920,851	82,286,656	75,680,997	69,080,766	62,506,436	55,954,878	49,404,777	42,865,945	36,322,605
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,453,784	7,228,843	7,004,857	6,781,826	6,559,749	6,338,627	6,118,461	5,899,249	5,680,991	5,463,689	5,247,341
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	75,501,937	70,949,366	66,416,279	61,902,675	57,408,554	52,933,917	48,478,763	44,043,092	39,626,905	35,230,200	30,852,979
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	48,688,926	45,826,433	42,974,234	40,132,004	37,301,944	34,484,054	31,678,335	28,884,786	26,103,408	23,334,201	20,577,164
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	76,573,411	70,603,616	64,621,389	58,657,251	52,718,893	46,806,312	40,919,510	35,058,487	29,223,242	23,413,776	17,610,637
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	249,195,677	230,300,361	211,476,585	192,643,201	173,858,455	155,070,741	136,240,824	117,346,227	98,284,425	79,023,033	59,798,356
35	High density mixed use flatted scheme (30 flats)	30	£487,095	7,872,859	7,345,448	6,820,286	6,297,373	5,776,709	5,258,295	4,742,130	4,228,214	3,716,547	3,205,624	2,695,807
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	14,516,629	13,647,377	12,781,815	11,919,944	11,061,762	10,207,270	9,356,468	8,509,357	7,665,935	6,826,204	5,990,163
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	61,423,721	56,569,285	51,715,071	46,881,746	42,069,308	37,251,695	32,451,877	27,673,077	22,897,756	18,123,476	13,357,316
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	63,254,881	58,379,780	53,502,145	48,639,273	43,797,418	38,976,582	34,176,764	29,397,965	24,640,183	19,874,683	15,121,590
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	25,708,955	24,010,508	22,319,307	20,635,348	18,958,634	17,289,164	15,626,937	13,971,956	12,324,217	10,683,724	9,042,196
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	60,176,930	55,624,359	51,091,272	46,577,667	42,083,547	37,608,909	33,151,998	28,688,694	24,244,998	19,820,907	15,388,629
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	12,138,135	11,282,459	10,430,436	9,582,067	8,737,350	7,896,286	7,058,134	6,220,147	5,385,833	4,555,191	3,728,221
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	14,168,828	13,170,336	12,176,305	11,186,536	10,201,029	9,219,784	8,242,049	7,264,394	6,291,023	5,321,936	4,357,133
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	9,303,354	8,620,002	7,939,571	7,262,061	6,587,100	5,912,068	5,239,972	4,570,812	3,904,587	3,241,299	2,580,947
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	11,172,989	10,352,963	9,536,440	8,723,423	7,913,602	7,103,559	6,297,037	5,494,040	4,694,566	3,898,615	3,106,186
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	13,042,626	12,085,923	11,133,309	10,184,785	9,240,103	8,295,046	7,354,104	6,417,268	5,484,544	4,555,930	3,631,428

BENCHMARK LAND VALUE 4 (CLEARED LAND) £500,000 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
									Residual land values					
1	Low density housing scheme (2 houses)	2	£25,000	923,176	875,945	828,913	782,081	735,448	689,014	642,779	596,744	550,907	505,270	459,832
2	Low density housing scheme (4 houses)	4	£50,000	1,847,231	1,752,770	1,658,706	1,565,041	1,471,774	1,378,906	1,286,437	1,194,365	1,102,693	1,011,419	920,543
3	Low density housing scheme (9 houses)	9	£113,500	4,157,061	3,944,522	3,732,879	3,522,133	3,312,283	3,103,330	2,895,274	2,688,114	2,481,850	2,276,483	2,072,012
4	Medium density flatted sheme (5 flats)	5	£16,667	1,647,896	1,550,044	1,452,607	1,355,586	1,258,979	1,162,788	1,067,012	971,652	876,707	782,177	688,063
5	Medium density flatted scheme (7 flats)	7	£20,000	2,310,143	2,173,143	2,036,725	1,900,888	1,765,632	1,630,958	1,496,865	1,363,354	1,230,424	1,098,076	966,309
6	Medium density flatted scheme (9 flats)	9	£30,000	2,986,608	2,790,474	2,615,088	2,440,448	2,266,558	2,093,414	1,921,018	1,749,369	1,578,468	1,408,314	1,238,909
7	Medium density flatted scheme (30 flats)	30	£75,000	9,307,546	8,754,144	8,203,091	7,654,387	7,108,033	6,564,027	6,022,370	5,483,061	4,946,102	4,411,492	3,879,229
8	Medium density flatted scheme (75 flats)	75	£190,000	21,406,111	20,126,294	18,851,911	17,582,959	16,319,442	15,061,358	13,808,706	12,561,488	11,319,702	10,083,350	8,852,431
9	Medium density flatted scheme (250 flats)	250	£735,000	53,071,091	49,614,407	46,172,439	42,745,191	39,332,662	35,934,850	32,551,758	29,183,383	25,829,728	22,490,790	19,156,134
10	Medium density flatted scheme (600 flats)	600	£1,245,000	88,406,770	81,439,647	74,502,370	67,592,933	60,681,845	53,800,751	46,921,965	40,058,135	33,176,878	26,278,048	19,392,158
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	40,890,210	38,036,376	35,194,746	32,365,320	29,548,098	26,743,081	23,950,268	21,157,960	18,375,633	15,605,572	12,847,777
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	60,544,834	55,849,279	51,166,159	46,487,519	41,829,097	37,190,893	32,566,511	27,938,476	23,330,798	18,719,697	14,115,483
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	27,997,206	26,638,472	25,285,531	23,938,385	22,597,036	21,261,481	19,931,722	18,606,096	17,284,913	15,969,538	14,659,969
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,448,912	8,280,207	8,112,217	7,944,943	7,778,386	7,612,544	7,447,419	7,283,011	7,119,318	6,956,341	6,794,080
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	9,894,556	9,332,175	8,772,181	8,214,574	7,659,354	7,106,521	6,556,076	6,008,017	5,462,345	4,919,060	4,378,162
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	22,410,178	21,079,333	19,754,163	18,434,667	17,120,847	15,812,701	14,510,230	13,213,434	11,922,313	10,636,866	9,357,095
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	35,006,103	32,628,949	30,261,937	27,905,069	25,558,341	23,221,756	20,895,313	18,579,012	16,268,993	13,961,147	11,663,496
18	High density mixed use flatted scheme (300 flats)	300	£378,000	50,282,544	46,459,215	42,652,249	38,861,647	35,087,408	31,329,531	27,588,019	23,862,869	20,154,082	16,455,202	12,749,871
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	13,053,644	12,188,471	11,326,988	10,469,196	9,615,094	8,764,681	7,917,959	7,074,926	6,235,583	5,399,932	4,567,969
20	High density mixed use flatted scheme (150 flats)	150	£241,000	35,851,285	33,474,116	31,107,090	28,750,205	26,403,463	24,066,863	21,740,404	19,424,088	17,117,914	14,819,087	12,521,420
21	High density mixed use flatted scheme (480 flats)	480	£760,000	72,037,520	66,391,666	60,762,260	55,126,971	49,494,930	43,846,935	38,188,226	32,514,381	26,885,401	21,281,287	15,702,038
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	26,430,574	24,758,196	23,092,951	21,434,841	19,783,864	18,140,021	16,503,312	14,873,737	13,251,295	11,635,988	10,027,815
23	High density mixed use flatted scheme (450 flats)	450	£510,000	60,597,143	55,904,976	51,245,635	46,604,097	42,002,903	37,414,495	32,859,025	28,342,575	23,865,142	19,426,725	15,011,930
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	13,261,364	12,641,957	12,027,549	11,418,135	10,813,719	10,214,300	9,619,877	9,030,450	8,446,021	7,866,587	7,292,151
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	50,114,565	46,476,736	42,854,465	39,247,749	35,656,589	32,080,985	28,520,937	24,976,445	21,447,509	17,918,141	14,396,679
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	52,016,368	48,378,541	44,756,269	41,149,553	37,558,394	33,982,790	30,422,742	26,878,250	23,349,314	19,835,933	16,327,501
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	37,563,713	35,266,750	32,979,587	30,702,222	28,434,655	26,176,885	23,928,915	21,690,744	19,462,370	17,243,794	15,035,018
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	74,207,205	68,139,053	62,070,663	55,985,506	49,866,853	43,697,778	37,521,406	31,372,159	25,250,038	19,155,042	13,087,172
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	102,274,849	95,583,582	88,920,851	82,286,656	75,680,997	69,080,766	62,506,436	55,954,878	49,404,777	42,865,945	36,322,605
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,453,784	7,228,843	7,004,857	6,781,826	6,559,749	6,338,627	6,118,461	5,899,249	5,680,991	5,463,689	5,247,341
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	75,501,937	70,949,366	66,416,279	61,902,675	57,408,554	52,933,917	48,478,763	44,043,092	39,626,905	35,230,200	30,852,979
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	48,688,926	45,826,433	42,974,234	40,132,004	37,301,944	34,484,054	31,678,335	28,884,786	26,103,408	23,334,201	20,577,164
33	High density mixed use flatted scheme (500 flats)	500	£710,000	76,573,411	70,603,616	64,621,389	58,657,251	52,718,893	46,806,312	40,919,510	35,058,487	29,223,242	23,413,776	17,610,637
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	249,195,677	230,300,361	211,476,585	192,643,201	173,858,455	155,070,741	136,240,824	117,346,227	98,284,425	79,023,033	59,798,356
35	High density mixed use flatted scheme (30 flats)	30	£40,000	7,872,859	7,345,448	6,820,286	6,297,373	5,776,709	5,258,295	4,742,130	4,228,214	3,716,547	3,205,624	2,695,807
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	14,516,629	13,647,377	12,781,815	11,919,944	11,061,762	10,207,270	9,356,468	8,509,357	7,665,935	6,826,204	5,990,163
37	High density mixed use flatted scheme (400 flats)	400	£530,000	61,423,721	56,569,285	51,715,071	46,881,746	42,069,308	37,251,695	32,451,877	27,673,077	22,897,756	18,123,476	13,357,316
38	High density mixed use flatted scheme (400 flats)	400	£565,000	63,254,881	58,379,780	53,502,145	48,639,273	43,797,418	38,976,582	34,176,764	29,397,965	24,640,183	19,874,683	15,121,590
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	25,708,955	24,010,508	22,319,307	20,635,348	18,958,634	17,289,164	15,626,937	13,971,956	12,324,217	10,683,724	9,042,196
40	High density mixed use flatted scheme (350 flats)	350	£465,000	60,176,930	55,624,359	51,091,272	46,577,667	42,083,547	37,608,909	33,151,998	28,688,694	24,244,998	19,820,907	15,388,629
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£100,000	12,138,135	11,282,459	10,430,436	9,582,067	8,737,350	7,896,286	7,058,134	6,220,147	5,385,833	4,555,191	3,728,221
44	High density retirement flatted scheme (70 flats)	70	£100,000	14,168,828	13,170,336	12,176,305	11,186,536	10,201,029	9,219,784	8,242,049	7,264,394	6,291,023	5,321,936	4,357,133
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	9,303,354	8,620,002	7,939,571	7,262,061	6,587,100	5,912,068	5,239,972	4,570,812	3,904,587	3,241,299	2,580,947
47	High density extracare flatted scheme (60 flats)	60	£100,000	11,172,989	10,352,963	9,536,440	8,723,423	7,913,602	7,103,559	6,297,037	5,494,040	4,694,566	3,898,615	3,106,186
48	High density extracare flatted scheme (70 flats)	70	£100,000	13,042,626	12,085,923	11,133,309	10,184,785	9,240,103	8,295,046	7,354,104	6,417,268	5,484,544	4,555,930	3,631,428

Table 6.10.7: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £12,688 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY Sales value £12,688 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £15,437,565 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£771,878	1,013,658	961,714	909,989	858,483	807,197	756,129	705,281	654,651	604,241	554,050	504,078
2	Low density housing scheme (4 houses)	4	£1,543,757	2,028,196	1,924,307	1,820,858	1,717,846	1,615,273	1,513,136	1,411,439	1,310,181	1,209,360	1,108,978	1,009,034
3	Low density housing scheme (9 houses)	9	£3,504,327	4,564,231	4,330,482	4,097,720	3,865,943	3,635,153	3,405,349	3,176,531	2,948,699	2,721,852	2,495,992	2,271,118
4	Medium density flatted sheme (5 flats)	5	£514,586	1,840,171	1,732,303	1,624,893	1,517,940	1,411,445	1,305,408	1,199,828	1,094,706	990,041	885,834	782,085
5	Medium density flatted scheme (7 flats)	7	£617,503	2,579,327	2,428,305	2,277,924	2,128,185	1,979,084	1,830,626	1,682,807	1,535,629	1,389,092	1,243,196	1,097,940
6	Medium density flatted scheme (9 flats)	9	£926,254	3,312,702	3,118,540	2,925,202	2,732,687	2,540,996	2,350,129	2,160,086	1,970,866	1,782,471	1,594,898	1,408,150
7	Medium density flatted scheme (30 flats)	30	£2,315,635	10,406,733	9,796,074	9,188,007	8,582,531	7,979,645	7,379,350	6,781,645	6,186,531	5,594,008	5,004,076	4,416,733
8	Medium density flatted scheme (75 flats)	75	£5,866,275	23,994,470	22,579,827	21,171,186	19,768,547	18,371,910	16,981,277	15,596,644	14,218,015	12,845,389	11,478,765	10,118,142
9	Medium density flatted scheme (250 flats)	250	£22,693,221	60,301,860	56,477,259	52,662,121	48,860,793	45,075,776	41,307,072	37,554,679	33,818,598	30,098,828	26,395,370	22,708,223
10	Medium density flatted scheme (600 flats)	600	£38,439,538	102,858,514	95,165,531	87,505,455	79,872,027	72,246,673	64,654,365	57,079,443	49,513,814	41,954,147	34,391,148	26,799,582
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	46,871,213	43,705,830	40,553,967	37,415,624	34,290,800	31,179,496	28,081,712	24,997,448	21,926,704	18,860,352	15,800,029
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	70,647,168	65,425,385	60,225,940	55,048,832	49,894,061	44,755,889	39,617,866	34,502,305	29,405,467	24,299,449	19,212,552
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	30,758,124	29,255,573	27,759,425	26,269,402	24,783,653	23,304,315	21,831,391	20,364,878	18,904,777	17,451,088	16,003,811
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,784,026	8,597,865	8,412,493	8,227,910	8,044,116	7,861,116	7,678,904	7,497,481	7,316,848	7,137,004	6,957,951
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,011,604	10,391,037	9,773,102	9,157,799	8,545,130	7,935,094	7,327,690	6,722,918	6,120,780	5,521,273	4,924,401
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	25,083,344	23,613,254	22,149,427	20,691,863	19,240,562	17,795,524	16,356,749	14,924,236	13,497,986	12,078,000	10,664,276
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	39,905,205	37,272,859	34,651,733	32,041,826	29,443,139	26,855,671	24,279,424	21,714,398	19,160,587	16,617,999	14,081,650
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	58,284,648	54,052,733	49,830,250	45,625,891	41,439,659	37,271,550	33,121,568	28,989,711	24,875,978	20,780,372	16,702,890
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	14,809,965	13,853,306	12,900,723	11,952,217	11,007,787	10,067,433	9,131,156	8,198,956	7,270,831	6,346,784	5,426,812
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	40,750,389	38,118,027	35,496,885	32,886,963	30,288,261	27,700,778	25,124,515	22,559,472	20,005,648	17,463,044	14,931,661
21	High density mixed use flatted scheme (480 flats)	480	£23,485,099	83,749,953	77,540,419	71,338,222	65,157,675	58,967,785	52,782,311	46,585,577	40,356,673	34,108,267	27,887,422	21,694,138
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	29,825,462	27,979,983	26,142,369	24,312,617	22,490,730	20,675,450	18,864,449	17,061,334	15,266,105	13,478,761	11,699,304
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	70,142,917	64,956,324	59,804,405	54,678,898	49,596,057	44,540,996	39,513,792	34,507,145	29,530,155	24,596,409	19,705,908
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	14,464,815	13,780,296	13,101,293	12,427,807	11,759,838	11,097,385	10,440,449	9,789,030	9,143,127	8,502,741	7,867,871
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	57,699,350	53,680,319	49,676,376	45,676,430	41,693,715	37,728,231	33,779,977	29,848,952	25,935,160	22,038,598	18,158,501
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	59,572,572	55,553,541	51,551,674	47,566,970	43,595,519	39,630,034	35,681,780	31,750,757	27,836,964	23,940,402	20,061,071
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	42,263,918	39,722,124	37,191,162	34,671,032	32,161,734	29,663,268	27,175,635	24,698,834	22,232,866	19,777,729	17,333,425
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	86,991,294	80,328,951	73,667,821	67,011,422	60,341,933	53,641,322	46,891,343	40,073,530	33,264,129	26,484,843	19,735,673
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	115,825,236	108,447,468	101,101,133	93,786,230	86,487,165	79,212,174	71,968,718	64,749,006	57,537,834	50,350,153	43,163,626
30	Intensification scheme (industrial with 12 flats)	12	£8,020,851	7,900,603	7,652,387	7,405,226	7,159,116	6,914,060	6,670,057	6,427,107	6,185,209	5,944,365	5,704,574	5,465,836
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	85,011,787	79,963,852	74,937,491	69,932,705	64,949,494	59,987,858	55,047,799	50,129,313	45,232,404	40,357,070	35,503,311
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	54,526,780	51,360,196	48,207,049	45,067,337	41,941,063	38,828,225	35,728,825	32,642,860	29,568,690	26,503,596	23,451,965
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	89,062,457	82,482,692	75,923,830	69,355,888	62,797,244	56,233,798	49,698,927	43,192,629	36,714,907	30,265,759	23,845,185
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	288,379,219	267,528,386	246,766,731	226,048,274	205,367,796	184,716,992	164,087,565	143,424,599	122,672,533	101,775,147	80,574,924
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	8,937,174	8,354,323	7,773,956	7,196,071	6,620,670	6,047,752	5,477,317	4,909,366	4,343,898	3,780,913	3,220,412
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	16,272,948	15,312,211	14,355,549	13,402,964	12,454,455	11,510,023	10,569,667	9,633,387	8,701,183	7,773,056	6,849,005
37	High density mixed use flatted scheme (400 flats)	400	£16,363,019	71,566,385	66,186,032	60,828,653	55,494,291	50,182,948	44,868,498	39,576,030	34,288,357	29,008,066	23,751,066	18,481,340
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	73,456,962	68,076,564	62,695,231	57,333,345	51,993,871	46,643,703	41,316,828	36,013,244	30,732,953	25,475,953	20,232,547
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	29,160,102	27,281,686	25,411,673	23,549,465	21,695,258	19,849,056	18,010,856	16,180,660	14,358,467	12,544,276	10,738,089
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	69,681,859	64,638,844	59,612,483	54,607,697	49,624,487	44,662,851	39,722,792	34,804,306	29,907,157	24,999,599	20,113,760
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	13,899,279	12,951,866	12,008,493	11,069,161	10,133,868	9,202,616	8,275,405	7,352,235	6,433,104	5,513,503	4,597,458
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	16,223,296	15,117,977	14,017,371	12,921,479	11,830,301	10,743,836	9,662,085	8,585,048	7,512,725	6,439,967	5,371,244
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	10,718,559	9,961,489	9,207,652	8,457,047	7,709,675	6,965,534	6,224,626	5,484,982	4,746,551	4,011,371	3,279,440
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	12,871,238	11,962,748	11,058,138	10,157,407	9,260,554	8,367,581	7,478,485	6,591,044	5,704,923	4,822,701	3,944,380
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	15,023,913	13,964,005	12,908,623	11,857,766	10,811,434	9,769,628	8,732,346	7,697,107	6,663,294	5,634,031	4,609,319

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL £9,171,614 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£458,581	1,013,658	961,714	909,989	858,483	807,197	756,129	705,281	654,651	604,241	554,050	504,078
2	Low density housing scheme (4 houses)	4	£917,161	2,028,196	1,924,307	1,820,858	1,717,846	1,615,273	1,513,136	1,411,439	1,310,181	1,209,360	1,108,978	1,009,034
3	Low density housing scheme (9 houses)	9	£2,081,956	4,564,231	4,330,482	4,097,720	3,865,943	3,635,153	3,405,349	3,176,531	2,948,699	2,721,852	2,495,992	2,271,118
4	Medium density flatted sheme (5 flats)	5	£305,720	1,840,171	1,732,303	1,624,893	1,517,940	1,411,445	1,305,408	1,199,828	1,094,706	990,041	885,834	782,085
5	Medium density flatted scheme (7 flats)	7	£366,865	2,579,327	2,428,305	2,277,924	2,128,185	1,979,084	1,830,626	1,682,807	1,535,629	1,389,092	1,243,196	1,097,940
6	Medium density flatted scheme (9 flats)	9	£550,297	3,312,702	3,118,540	2,925,202	2,732,687	2,540,996	2,350,129	2,160,086	1,970,866	1,782,471	1,594,898	1,408,150
7	Medium density flatted scheme (30 flats)	30	£1,375,742	10,406,733	9,796,074	9,188,007	8,582,531	7,979,645	7,379,350	6,781,645	6,186,531	5,594,008	5,004,076	4,416,733
8	Medium density flatted scheme (75 flats)	75	£3,485,213	23,994,470	22,579,827	21,171,186	19,768,547	18,371,910	16,981,277	15,596,644	14,218,015	12,845,389	11,478,765	10,118,142
9	Medium density flatted scheme (250 flats)	250	£13,482,272	60,301,860	56,477,259	52,662,121	48,860,793	45,075,776	41,307,072	37,554,679	33,818,598	30,098,828	26,395,370	22,708,223
10	Medium density flatted scheme (600 flats)	600	£22,837,319	102,858,514	95,165,531	87,505,455	79,872,027	72,246,673	64,654,365	57,079,443	49,513,814	41,954,147	34,391,148	26,799,582
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	46,871,213	43,705,830	40,553,967	37,415,624	34,290,800	31,179,496	28,081,712	24,997,448	21,926,704	18,860,352	15,800,029
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	70,647,168	65,425,385	60,225,940	55,048,832	49,894,061	44,755,889	39,617,866	34,502,305	29,405,467	24,299,449	19,212,552
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,782	30,758,124	29,255,573	27,759,425	26,269,402	24,783,653	23,304,315	21,831,391	20,364,878	18,904,777	17,451,088	16,003,811
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,784,026	8,597,865	8,412,493	8,227,910	8,044,116	7,861,116	7,678,904	7,497,481	7,316,848	7,137,004	6,957,951
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,011,604	10,391,037	9,773,102	9,157,799	8,545,130	7,935,094	7,327,690	6,722,918	6,120,780	5,521,273	4,924,401
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	25,083,344	23,613,254	22,149,427	20,691,863	19,240,562	17,795,524	16,356,749	14,924,236	13,497,986	12,078,000	10,664,276
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	39,905,205	37,272,859	34,651,733	32,041,826	29,443,139	26,855,671	24,279,424	21,714,398	19,160,587	16,617,999	14,081,650
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	58,284,648	54,052,733	49,830,250	45,625,891	41,439,659	37,271,550	33,121,568	28,989,711	24,875,978	20,780,372	16,702,890
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	14,809,965	13,853,306	12,900,723	11,952,217	11,007,787	10,067,433	9,131,156	8,198,956	7,270,831	6,346,784	5,426,812
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	40,750,389	38,118,027	35,496,885	32,886,963	30,288,261	27,700,778	25,124,515	22,559,472	20,005,648	17,463,044	14,931,661
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	83,749,953	77,540,419	71,338,222	65,157,675	58,967,785	52,782,311	46,585,577	40,356,673	34,108,267	27,887,422	21,694,138
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	29,825,462	27,979,983	26,142,369	24,312,617	22,490,730	20,675,450	18,864,449	17,061,334	15,266,105	13,478,761	11,699,304
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	70,142,917	64,956,324	59,804,405	54,678,898	49,596,057	44,540,996	39,513,792	34,507,145	29,530,155	24,596,409	19,705,908
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	14,464,815	13,780,296	13,101,293	12,427,807	11,759,838	11,097,385	10,440,449	9,789,030	9,143,127	8,502,741	7,867,871
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	57,699,350	53,680,319	49,676,376	45,676,430	41,693,715	37,728,231	33,779,977	29,848,952	25,935,160	22,038,598	18,158,501
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	59,572,572	55,553,541	51,551,674	47,566,970	43,595,519	39,630,034	35,681,780	31,750,757	27,836,964	23,940,402	20,061,071
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	42,263,918	39,722,124	37,191,162	34,671,032	32,161,734	29,663,268	27,175,635	24,698,834	22,232,866	19,777,729	17,333,425
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	86,991,294	80,328,951	73,667,821	67,011,422	60,341,933	53,641,322	46,891,343	40,073,530	33,264,129	26,484,843	19,735,673
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	115,825,236	108,447,468	101,101,133	93,786,230	86,487,165	79,212,174	71,968,718	64,749,006	57,537,834	50,350,153	43,163,626
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,900,603	7,652,387	7,405,226	7,159,116	6,914,060	6,670,057	6,427,107	6,185,209	5,944,365	5,704,574	5,465,836
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	85,011,787	79,963,852	74,937,491	69,932,705	64,949,494	59,987,858	55,047,799	50,129,313	45,232,404	40,357,070	35,503,311
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	54,526,780	51,360,196	48,207,049	45,067,337	41,941,063	38,828,225	35,728,825	32,642,860	29,568,690	26,503,596	23,451,965
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	89,062,457	82,482,692	75,923,830	69,355,888	62,797,244	56,233,798	49,698,927	43,192,629	36,714,907	30,265,759	23,845,185
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	288,379,219	267,528,386	246,766,731	226,048,274	205,367,796	184,716,992	164,087,565	143,424,599	122,672,533	101,775,147	80,574,924
35	High density mixed use flatted scheme (30 flats)	30	£733,729	8,937,174	8,354,323	7,773,956	7,196,071	6,620,670	6,047,752	5,477,317	4,909,366	4,343,898	3,780,913	3,220,412
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	16,272,948	15,312,211	14,355,549	13,402,964	12,454,455	11,510,023	10,569,667	9,633,387	8,701,183	7,773,056	6,849,005
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	71,566,385	66,186,032	60,828,653	55,494,291	50,182,948	44,868,498	39,576,030	34,288,357	29,008,066	23,751,066	18,481,340
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	73,456,962	68,076,564	62,695,231	57,333,345	51,993,871	46,643,703	41,316,828	36,013,244	30,732,953	25,475,953	20,232,547
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	29,160,102	27,281,686	25,411,673	23,549,465	21,695,258	19,849,056	18,010,856	16,180,660	14,358,467	12,544,276	10,738,089
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	69,681,859	64,638,844	59,612,483	54,607,697	49,624,487	44,662,851	39,722,792	34,804,306	29,907,157	24,999,599	20,113,760
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	13,899,279	12,951,866	12,008,493	11,069,161	10,133,868	9,202,616	8,275,405	7,352,235	6,433,104	5,513,503	4,597,458
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	16,223,296	15,117,977	14,017,371	12,921,479	11,830,301	10,743,836	9,662,085	8,585,048	7,512,725	6,439,967	5,371,244
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	10,718,559	9,961,489	9,207,652	8,457,047	7,709,675	6,965,534	6,224,626	5,484,982	4,746,551	4,011,371	3,279,440
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	12,871,238	11,962,748	11,058,138	10,157,407	9,260,554	8,367,581	7,478,485	6,591,044	5,704,923	4,822,701	3,944,380
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	15,023,913	13,964,005	12,908,623	11,857,766	10,811,434	9,769,628	8,732,346	7,697,107	6,663,294	5,634,031	4,609,319

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £6,088,685 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£304,434	1,013,658	961,714	909,989	858,483	807,197	756,129	705,281	654,651	604,241	554,050	504,078
2	Low density housing scheme (4 houses)	4	£608,869	2,028,196	1,924,307	1,820,858	1,717,846	1,615,273	1,513,136	1,411,439	1,310,181	1,209,360	1,108,978	1,009,034
3	Low density housing scheme (9 houses)	9	£1,382,131	4,564,231	4,330,482	4,097,720	3,865,943	3,635,153	3,405,349	3,176,531	2,948,699	2,721,852	2,495,992	2,271,118
4	Medium density flatted sheme (5 flats)	5	£202,956	1,840,171	1,732,303	1,624,893	1,517,940	1,411,445	1,305,408	1,199,828	1,094,706	990,041	885,834	782,085
5	Medium density flatted scheme (7 flats)	7	£243,547	2,579,327	2,428,305	2,277,924	2,128,185	1,979,084	1,830,626	1,682,807	1,535,629	1,389,092	1,243,196	1,097,940
6	Medium density flatted scheme (9 flats)	9	£365,321	3,312,702	3,118,540	2,925,202	2,732,687	2,540,996	2,350,129	2,160,086	1,970,866	1,782,471	1,594,898	1,408,150
7	Medium density flatted scheme (30 flats)	30	£913,303	10,406,733	9,796,074	9,188,007	8,582,531	7,979,645	7,379,350	6,781,645	6,186,531	5,594,008	5,004,076	4,416,733
8	Medium density flatted scheme (75 flats)	75	£2,313,700	23,994,470	22,579,827	21,171,186	19,768,547	18,371,910	16,981,277	15,596,644	14,218,015	12,845,389	11,478,765	10,118,142
9	Medium density flatted scheme (250 flats)	250	£8,950,367	60,301,860	56,477,259	52,662,121	48,860,793	45,075,776	41,307,072	37,554,679	33,818,598	30,098,828	26,395,370	22,708,223
10	Medium density flatted scheme (600 flats)	600	£15,160,826	102,858,514	95,165,531	87,505,455	79,872,027	72,246,673	64,654,365	57,079,443	49,513,814	41,954,147	34,391,148	26,799,582
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	46,871,213	43,705,830	40,553,967	37,415,624	34,290,800	31,179,496	28,081,712	24,997,448	21,926,704	18,860,352	15,800,029
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	70,647,168	65,425,385	60,225,940	55,048,832	49,894,061	44,755,889	39,617,866	34,502,305	29,405,467	24,299,449	19,212,552
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	30,758,124	29,255,573	27,759,425	26,269,402	24,783,653	23,304,315	21,831,391	20,364,878	18,904,777	17,451,088	16,003,811
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,784,026	8,597,865	8,412,493	8,227,910	8,044,116	7,861,116	7,678,904	7,497,481	7,316,848	7,137,004	6,957,951
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,011,604	10,391,037	9,773,102	9,157,799	8,545,130	7,935,094	7,327,690	6,722,918	6,120,780	5,521,273	4,924,401
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	25,083,344	23,613,254	22,149,427	20,691,863	19,240,562	17,795,524	16,356,749	14,924,236	13,497,986	12,078,000	10,664,276
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	39,905,205	37,272,859	34,651,733	32,041,826	29,443,139	26,855,671	24,279,424	21,714,398	19,160,587	16,617,999	14,081,650
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	58,284,648	54,052,733	49,830,250	45,625,891	41,439,659	37,271,550	33,121,568	28,989,711	24,875,978	20,780,372	16,702,890
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	14,809,965	13,853,306	12,900,723	11,952,217	11,007,787	10,067,433	9,131,156	8,198,956	7,270,831	6,346,784	5,426,812
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	40,750,389	38,118,027	35,496,885	32,886,963	30,288,261	27,700,778	25,124,515	22,559,472	20,005,648	17,463,044	14,931,661
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	83,749,953	77,540,419	71,338,222	65,157,675	58,967,785	52,782,311	46,585,577	40,356,673	34,108,267	27,887,422	21,694,138
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	29,825,462	27,979,983	26,142,369	24,312,617	22,490,730	20,675,450	18,864,449	17,061,334	15,266,105	13,478,761	11,699,304
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	70,142,917	64,956,324	59,804,405	54,678,898	49,596,057	44,540,996	39,513,792	34,507,145	29,530,155	24,596,409	19,705,908
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	14,464,815	13,780,296	13,101,293	12,427,807	11,759,838	11,097,385	10,440,449	9,789,030	9,143,127	8,502,741	7,867,871
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	57,699,350	53,680,319	49,676,376	45,676,430	41,693,715	37,728,231	33,779,977	29,848,952	25,935,160	22,038,598	18,158,501
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	59,572,572	55,553,541	51,551,674	47,566,970	43,595,519	39,630,034	35,681,780	31,750,757	27,836,964	23,940,402	20,061,071
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	42,263,918	39,722,124	37,191,162	34,671,032	32,161,734	29,663,268	27,175,635	24,698,834	22,232,866	19,777,729	17,333,425
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	86,991,294	80,328,951	73,667,821	67,011,422	60,341,933	53,641,322	46,891,343	40,073,530	33,264,129	26,484,843	19,735,673
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	115,825,236	108,447,468	101,101,133	93,786,230	86,487,165	79,212,174	71,968,718	64,749,006	57,537,834	50,350,153	43,163,626
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,900,603	7,652,387	7,405,226	7,159,116	6,914,060	6,670,057	6,427,107	6,185,209	5,944,365	5,704,574	5,465,836
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	85,011,787	79,963,852	74,937,491	69,932,705	64,949,494	59,987,858	55,047,799	50,129,313	45,232,404	40,357,070	35,503,311
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	54,526,780	51,360,196	48,207,049	45,067,337	41,941,063	38,828,225	35,728,825	32,642,860	29,568,690	26,503,596	23,451,965
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	89,062,457	82,482,692	75,923,830	69,355,888	62,797,244	56,233,798	49,698,927	43,192,629	36,714,907	30,265,759	23,845,185
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	288,379,219	267,528,386	246,766,731	226,048,274	205,367,796	184,716,992	164,087,565	143,424,599	122,672,533	101,775,147	80,574,924
35	High density mixed use flatted scheme (30 flats)	30	£487,095	8,937,174	8,354,323	7,773,956	7,196,071	6,620,670	6,047,752	5,477,317	4,909,366	4,343,898	3,780,913	3,220,412
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	16,272,948	15,312,211	14,355,549	13,402,964	12,454,455	11,510,023	10,569,667	9,633,387	8,701,183	7,773,056	6,849,005
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	71,566,385	66,186,032	60,828,653	55,494,291	50,182,948	44,868,498	39,576,030	34,288,357	29,008,066	23,751,066	18,481,340
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	73,456,962	68,076,564	62,695,231	57,333,345	51,993,871	46,643,703	41,316,828	36,013,244	30,732,953	25,475,953	20,232,547
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	29,160,102	27,281,686	25,411,673	23,549,465	21,695,258	19,849,056	18,010,856	16,180,660	14,358,467	12,544,276	10,738,089
40	High density mixed use flatted scheme (350 flats)	350	£5,682,477	69,681,859	64,638,844	59,612,483	54,607,697	49,624,487	44,662,851	39,722,792	34,804,306	29,907,157	24,999,599	20,113,760
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	13,899,279	12,951,866	12,008,493	11,069,161	10,133,868	9,202,616	8,275,405	7,352,235	6,433,104	5,513,503	4,597,458
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	16,223,296	15,117,977	14,017,371	12,921,479	11,830,301	10,743,836	9,662,085	8,585,048	7,512,725	6,439,967	5,371,244
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	10,718,559	9,961,489	9,207,652	8,457,047	7,709,675	6,965,534	6,224,626	5,484,982	4,746,551	4,011,371	3,279,440
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	12,871,238	11,962,748	11,058,138	10,157,407	9,260,554	8,367,581	7,478,485	6,591,044	5,704,923	4,822,701	3,944,380
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	15,023,913	13,964,005	12,908,623	11,857,766	10,811,434	9,769,628	8,732,346	7,697,107	6,663,294	5,634,031	4,609,319

BENCHMARK LAND VALUE 4 (CLEARED LAND) £500,000 PER HA

									Residual land values					
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£25,000	1,013,658	961,714	909,989	858,483	807,197	756,129	705,281	654,651	604,241	554,050	504,078
2	Low density housing scheme (4 houses)	4	£50,000	2,028,196	1,924,307	1,820,858	1,717,846	1,615,273	1,513,136	1,411,439	1,310,181	1,209,360	1,108,978	1,009,034
3	Low density housing scheme (9 houses)	9	£113,500	4,564,231	4,330,482	4,097,720	3,865,943	3,635,153	3,405,349	3,176,531	2,948,699	2,721,852	2,495,992	2,271,118
4	Medium density flatted sheme (5 flats)	5	£16,667	1,840,171	1,732,303	1,624,893	1,517,940	1,411,445	1,305,408	1,199,828	1,094,706	990,041	885,834	782,085
5	Medium density flatted scheme (7 flats)	7	£20,000	2,579,327	2,428,305	2,277,924	2,128,185	1,979,084	1,830,626	1,682,807	1,535,629	1,389,092	1,243,196	1,097,940
6	Medium density flatted scheme (9 flats)	9	£30,000	3,312,702	3,118,540	2,925,202	2,732,687	2,540,996	2,350,129	2,160,086	1,970,866	1,782,471	1,594,898	1,408,150
7	Medium density flatted scheme (30 flats)	30	£75,000	10,406,733	9,796,074	9,188,007	8,582,531	7,979,645	7,379,350	6,781,645	6,186,531	5,594,008	5,004,076	4,416,733
8	Medium density flatted scheme (75 flats)	75	£190,000	23,994,470	22,579,827	21,171,186	19,768,547	18,371,910	16,981,277	15,596,644	14,218,015	12,845,389	11,478,765	10,118,142
9	Medium density flatted scheme (250 flats)	250	£735,000	60,301,860	56,477,259	52,662,121	48,860,793	45,075,776	41,307,072	37,554,679	33,818,598	30,098,828	26,395,370	22,708,223
10	Medium density flatted scheme (600 flats)	600	£1,245,000	102,858,514	95,165,531	87,505,455	79,872,027	72,246,673	64,654,365	57,079,443	49,513,814	41,954,147	34,391,148	26,799,582
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	46,871,213	43,705,830	40,553,967	37,415,624	34,290,800	31,179,496	28,081,712	24,997,448	21,926,704	18,860,352	15,800,029
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	70,647,168	65,425,385	60,225,940	55,048,832	49,894,061	44,755,889	39,617,866	34,502,305	29,405,467	24,299,449	19,212,552
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	30,758,124	29,255,573	27,759,425	26,269,402	24,783,653	23,304,315	21,831,391	20,364,878	18,904,777	17,451,088	16,003,811
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,784,026	8,597,865	8,412,493	8,227,910	8,044,116	7,861,116	7,678,904	7,497,481	7,316,848	7,137,004	6,957,951
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,011,604	10,391,037	9,773,102	9,157,799	8,545,130	7,935,094	7,327,690	6,722,918	6,120,780	5,521,273	4,924,401
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	25,083,344	23,613,254	22,149,427	20,691,863	19,240,562	17,795,524	16,356,749	14,924,236	13,497,986	12,078,000	10,664,276
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	39,905,205	37,272,859	34,651,733	32,041,826	29,443,139	26,855,671	24,279,424	21,714,398	19,160,587	16,617,999	14,081,650
18	High density mixed use flatted scheme (300 flats)	300	£378,000	58,284,648	54,052,733	49,830,250	45,625,891	41,439,659	37,271,550	33,121,568	28,989,711	24,875,978	20,780,372	16,702,890
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	14,809,965	13,853,306	12,900,723	11,952,217	11,007,787	10,067,433	9,131,156	8,198,956	7,270,831	6,346,784	5,426,812
20	High density mixed use flatted scheme (150 flats)	150	£241,000	40,750,389	38,118,027	35,496,885	32,886,963	30,288,261	27,700,778	25,124,515	22,559,472	20,005,648	17,463,044	14,931,661
21	High density mixed use flatted scheme (480 flats)	480	£780,000	83,749,953	77,540,419	71,338,222	65,157,675	58,967,785	52,782,311	46,585,577	40,356,673	34,108,267	27,887,422	21,694,138
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	29,825,462	27,979,983	26,142,369	24,312,617	22,490,730	20,675,450	18,864,449	17,061,334	15,266,105	13,478,761	11,699,304
23	High density mixed use flatted scheme (450 flats)	450	£510,000	70,142,917	64,956,324	59,804,405	54,678,898	49,596,057	44,540,996	39,513,792	34,507,145	29,530,155	24,596,409	19,705,908
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	14,464,815	13,780,296	13,101,293	12,427,807	11,759,838	11,097,385	10,440,449	9,789,030	9,143,127	8,502,741	7,867,871
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	57,699,350	53,680,319	49,676,376	45,676,430	41,693,715	37,728,231	33,779,977	29,848,952	25,935,160	22,038,598	18,158,501
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	59,572,572	55,553,541	51,551,674	47,566,970	43,595,519	39,630,034	35,681,780	31,750,757	27,836,964	23,940,402	20,061,071
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	42,263,918	39,722,124	37,191,162	34,671,032	32,161,734	29,663,268	27,175,635	24,698,834	22,232,866	19,777,729	17,333,425
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	86,991,294	80,328,951	73,667,821	67,011,422	60,341,933	53,641,322	46,891,343	40,073,530	33,264,129	26,484,843	19,735,673
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	115,825,236	108,447,468	101,101,133	93,786,230	86,487,165	79,212,174	71,968,718	64,749,006	57,537,834	50,350,153	43,163,626
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,900,603	7,652,387	7,405,226	7,159,116	6,914,060	6,670,057	6,427,107	6,185,209	5,944,365	5,704,574	5,465,836
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	85,011,787	79,963,852	74,937,491	69,932,705	64,949,494	59,987,858	55,047,799	50,129,313	45,232,404	40,357,070	35,503,311
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	54,526,780	51,360,196	48,207,049	45,067,337	41,941,063	38,828,225	35,728,825	32,642,860	29,568,690	26,503,596	23,451,965
33	High density mixed use flatted scheme (500 flats)	500	£710,000	89,062,457	82,482,692	75,923,830	69,355,888	62,797,244	56,233,798	49,698,927	43,192,629	36,714,907	30,265,759	23,845,185
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	288,379,219	267,528,386	246,766,731	226,048,274	205,367,796	184,716,992	164,087,565	143,424,599	122,672,533	101,775,147	80,574,924
35	High density mixed use flatted scheme (30 flats)	30	£40,000	8,937,174	8,354,323	7,773,956	7,196,071	6,620,670	6,047,752	5,477,317	4,909,366	4,343,898	3,780,913	3,220,412
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	16,272,948	15,312,211	14,355,549	13,402,964	12,454,455	11,510,023	10,569,667	9,633,387	8,701,183	7,773,056	6,849,005
37	High density mixed use flatted scheme (400 flats)	400	£530,000	71,566,385	66,186,032	60,828,653	55,494,291	50,182,948	44,868,498	39,576,030	34,288,357	29,008,066	23,751,066	18,481,340
38	High density mixed use flatted scheme (400 flats)	400	£565,000	73,456,962	68,076,564	62,695,231	57,333,345	51,993,871	46,643,703	41,316,828	36,013,244	30,732,953	25,475,953	20,232,547
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	29,160,102	27,281,686	25,411,673	23,549,465	21,695,258	19,849,056	18,010,856	16,180,660	14,358,467	12,544,276	10,738,089
40	High density mixed use flatted scheme (350 flats)	350	£465,000	69,681,859	64,638,844	59,612,483	54,607,697	49,624,487	44,662,851	39,722,792	34,804,306	29,907,157	24,999,599	20,113,760
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£100,000	13,899,279	12,951,866	12,008,493	11,069,161	10,133,868	9,202,616	8,275,405	7,352,235	6,433,104	5,513,503	4,597,458
44	High density retirement flatted scheme (70 flats)	70	£100,000	16,223,296	15,117,977	14,017,371	12,921,479	11,830,301	10,743,836	9,662,085	8,585,048	7,512,725	6,439,967	5,371,244
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	10,718,559	9,961,489	9,207,652	8,457,047	7,709,675	6,965,534	6,224,626	5,484,982	4,746,551	4,011,371	3,279,440
47	High density extracare flatted scheme (60 flats)	60	£100,000	12,871,238	11,962,748	11,058,138	10,157,407	9,260,554	8,367,581	7,478,485	6,591,044	5,704,923	4,822,701	3,944,380
48	High density extracare flatted scheme (70 flats)	70	£100,000	15,023,913	13,964,005	12,908,623	11,857,766	10,811,434	9,769,628	8,732,346	7,697,107	6,663,294	5,634,031	4,609,319

Table 6.10.8: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £13,464 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY — Sales value £13,464 psm — AH tenure: Rented 70%, SO 30%, Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) — £15,437,665 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£771,878	1,100,200	1,043,748	987,534	931,558	875,821	820,321	765,060	710,037	655,252	600,706	546,397
2	Low density housing scheme (4 houses)	4	£1,543,757	2,201,279	2,088,374	1,975,946	1,863,995	1,752,520	1,641,521	1,530,998	1,420,952	1,311,383	1,202,289	1,093,672
3	Low density housing scheme (9 houses)	9	£3,504,327	4,953,668	4,699,633	4,446,671	4,194,780	3,943,961	3,694,214	3,445,538	3,197,934	2,951,403	2,705,942	2,461,554
4	Medium density flatted sheme (5 flats)	5	£514,586	2,022,593	1,905,223	1,788,350	1,671,976	1,556,099	1,440,720	1,325,839	1,211,455	1,097,569	984,181	871,290
5	Medium density flatted scheme (7 flats)	7	£617,503	2,834,719	2,670,394	2,506,766	2,343,835	2,181,600	2,020,062	1,859,222	1,699,078	1,539,630	1,380,880	1,222,827
6	Medium density flatted scheme (9 flats)	9	£926,254	3,841,063	3,429,797	3,219,427	3,009,953	2,801,374	2,593,692	2,386,905	2,181,014	1,976,020	1,771,921	1,568,718
7	Medium density flatted scheme (30 flats)	30	£2,315,635	11,447,866	10,782,976	10,120,906	9,461,655	8,805,224	8,151,612	7,500,820	6,852,848	6,207,696	5,565,363	4,925,849
8	Medium density flatted scheme (75 flats)	75	£5,866,275	26,440,437	24,898,385	23,362,872	21,833,899	20,311,466	18,795,575	17,286,224	15,783,413	14,287,143	12,797,413	11,314,224
9	Medium density flatted scheme (250 flats)	250	£22,693,221	67,046,017	62,870,303	58,712,344	54,572,138	50,449,685	46,344,828	42,246,127	38,165,231	34,102,141	30,056,856	26,029,378
10	Medium density flatted scheme (600 flats)	600	£38,439,538	116,280,303	107,921,825	99,570,953	91,248,300	82,961,516	74,710,599	66,462,500	58,247,789	50,039,745	41,844,730	33,635,744
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	51,599,940	48,141,799	44,698,413	41,269,784	37,855,911	34,456,794	31,072,434	27,702,829	24,347,980	21,007,887	17,668,042
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	79,477,836	73,788,865	68,124,201	62,467,206	56,826,939	51,211,085	45,619,645	40,038,012	34,463,355	28,913,256	23,352,104
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	34,700,588	33,060,246	31,426,887	29,800,512	28,181,121	26,568,713	24,963,290	23,364,849	21,773,393	20,188,921	18,611,431
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,757,997	8,555,301	8,353,466	8,152,489	7,952,372	7,753,115	7,554,717	7,357,179	7,160,501	6,964,682	6,769,723
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,883,591	11,207,909	10,535,094	9,865,144	9,198,059	8,533,839	7,872,486	7,213,997	6,558,374	5,905,616	5,255,724
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	27,447,725	25,845,822	24,250,740	22,662,477	21,081,033	19,506,409	17,938,604	16,377,618	14,823,453	13,276,106	11,735,579
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	45,243,305	42,370,102	39,509,135	36,660,405	33,823,913	30,999,656	28,187,637	25,387,854	22,600,309	19,825,000	17,061,928
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	67,095,116	62,495,723	57,910,549	53,319,384	48,747,952	44,196,311	39,664,445	35,152,350	30,660,028	26,187,480	21,734,703
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	16,958,004	15,914,883	14,876,205	13,841,968	12,812,172	11,786,819	10,765,906	9,749,435	8,737,405	7,729,817	6,726,671
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	47,134,479	44,267,834	41,413,398	38,571,170	35,740,349	32,918,078	30,104,043	27,304,246	24,516,684	21,741,360	18,978,273
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	96,502,586	89,742,947	83,012,181	76,276,125	69,564,734	62,842,409	56,121,249	49,378,981	42,592,749	35,797,675	29,032,671
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	32,163,665	30,151,186	28,147,277	26,151,938	24,165,166	22,186,965	20,213,534	18,246,509	16,288,078	14,338,245	12,397,007
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	78,820,515	73,159,220	67,538,884	61,964,802	56,437,033	50,928,902	45,466,827	40,028,639	34,621,734	29,226,216	23,877,883
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	14,520,229	13,774,141	13,034,081	12,299,990	11,571,927	10,849,872	10,133,827	9,423,789	8,719,760	8,021,740	7,329,728
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	65,087,900	60,699,166	56,329,078	51,977,715	47,645,076	43,329,673	39,016,578	34,722,288	30,446,803	26,190,123	21,952,246
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	66,350,848	61,962,035	57,591,946	53,240,583	48,907,944	44,594,029	40,298,715	36,004,426	31,728,941	27,472,260	23,234,383
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	46,855,458	44,082,442	41,321,235	38,571,836	35,834,246	33,108,465	30,394,492	27,692,328	25,001,972	22,323,425	19,656,687
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	95,402,393	88,247,940	81,003,203	73,774,742	66,543,485	59,289,990	51,995,144	44,638,769	37,201,006	29,789,504	22,410,880
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	128,077,974	120,043,981	112,038,517	104,063,288	96,124,295	88,219,539	80,339,293	72,476,278	64,647,619	56,830,990	49,035,923
30	Intensification scheme (industrial with 12 flats)	12	£8,020,851	8,309,418	8,039,156	7,770,041	7,502,072	7,235,250	6,969,573	6,705,044	6,441,660	6,179,422	5,918,331	5,658,384
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	95,076,495	89,564,941	84,076,919	78,612,430	73,171,475	67,754,051	62,360,162	56,989,806	51,642,982	46,319,692	41,019,934
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	59,718,615	56,264,883	52,825,800	49,401,366	45,991,582	42,596,447	39,215,962	35,850,125	32,498,937	29,162,399	25,839,852
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	101,392,984	94,250,608	87,098,125	79,975,262	72,843,803	65,720,108	58,581,388	51,473,849	44,397,488	37,352,307	30,338,306
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	320,849,719	298,190,803	275,601,154	253,045,698	230,587,443	208,127,008	185,723,982	163,318,162	140,854,353	118,268,115	95,458,688
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	10,131,499	9,496,226	8,863,658	8,233,794	7,606,635	6,982,181	6,360,432	5,741,387	5,125,047	4,511,411	3,900,481
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	17,932,797	16,885,599	15,842,842	14,804,526	13,770,650	12,741,217	11,716,226	10,695,676	9,679,567	8,667,900	7,660,674
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	80,965,932	75,116,388	69,291,839	63,489,216	57,690,920	51,917,726	46,169,633	40,417,859	34,688,978	28,948,024	23,231,989
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	81,840,243	75,966,646	70,118,150	64,294,753	58,469,043	52,664,443	46,866,023	41,072,949	35,305,289	29,563,040	23,846,205
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	33,529,909	31,481,673	29,442,499	27,411,845	25,389,911	23,376,698	21,372,206	19,376,434	17,389,383	15,411,052	13,441,443
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	78,738,413	73,254,057	67,793,115	62,345,549	56,904,594	51,467,179	46,093,281	40,722,925	35,376,101	30,052,811	24,734,361
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	15,546,286	14,513,081	13,484,279	12,459,878	11,439,881	10,424,286	9,413,094	8,406,304	7,403,918	6,405,934	5,410,032
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	18,144,805	16,939,395	15,739,120	14,543,983	13,353,982	12,169,118	10,989,389	9,814,797	8,645,342	7,481,022	6,319,245
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	12,038,650	11,212,817	10,390,507	9,571,719	8,756,455	7,944,713	7,136,494	6,331,796	5,530,622	4,729,384	3,930,715
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	14,455,345	13,464,340	12,477,564	11,495,014	10,516,691	9,542,595	8,572,727	7,607,086	6,645,672	5,684,316	4,725,908
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	16,872,040	15,715,864	14,564,620	13,418,308	12,276,927	11,140,477	10,008,961	8,882,375	7,760,721	6,639,249	5,521,102

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL — £9,171,614 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£458,581	1,100,200	1,043,748	987,534	931,558	875,821	820,321	765,060	710,037	655,252	600,706	546,397
2	Low density housing scheme (4 houses)	4	£917,161	2,201,279	2,088,374	1,975,946	1,863,995	1,752,520	1,641,521	1,530,998	1,420,952	1,311,383	1,202,289	1,093,672
3	Low density housing scheme (9 houses)	9	£2,081,956	4,953,668	4,699,633	4,446,671	4,194,780	3,943,961	3,694,214	3,445,538	3,197,934	2,951,403	2,705,942	2,461,554
4	Medium density flatted sheme (5 flats)	5	£305,720	2,022,593	1,905,223	1,788,350	1,671,976	1,556,099	1,440,720	1,325,839	1,211,455	1,097,569	984,181	871,290
5	Medium density flatted scheme (7 flats)	7	£366,865	2,834,719	2,670,394	2,506,766	2,343,835	2,181,600	2,020,062	1,859,222	1,699,078	1,539,630	1,380,880	1,222,827
6	Medium density flatted scheme (9 flats)	9	£550,297	3,841,063	3,429,797	3,219,427	3,009,953	2,801,374	2,593,692	2,386,905	2,181,014	1,976,020	1,771,921	1,568,718
7	Medium density flatted scheme (30 flats)	30	£1,375,742	11,447,866	10,782,976	10,120,906	9,461,655	8,805,224	8,151,612	7,500,820	6,852,848	6,207,696	5,565,363	4,925,849
8	Medium density flatted scheme (75 flats)	75	£3,485,213	26,440,437	24,898,385	23,362,872	21,833,899	20,311,466	18,795,575	17,286,224	15,783,413	14,287,143	12,797,413	11,314,224
9	Medium density flatted scheme (250 flats)	250	£13,482,272	67,046,017	62,870,303	58,712,344	54,572,138	50,449,685	46,344,828	42,246,127	38,165,231	34,102,141	30,056,856	26,029,378
10	Medium density flatted scheme (600 flats)	600	£22,837,319	116,280,303	107,921,825	99,570,953	91,248,300	82,961,516	74,710,599	66,462,500	58,247,789	50,039,745	41,844,730	33,635,744
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	51,599,940	48,141,799	44,698,413	41,269,784	37,855,911	34,456,794	31,072,434	27,702,829	24,347,980	21,007,887	17,668,042
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	79,477,836	73,788,865	68,124,201	62,467,206	56,826,939	51,211,085	45,619,645	40,038,012	34,463,355	28,913,256	23,352,104
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	34,700,588	33,060,246	31,426,887	29,800,512	28,181,121	26,568,713	24,963,290	23,364,849	21,773,393	20,188,921	18,611,431
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,757,997	8,555,301	8,353,466	8,152,489	7,952,372	7,753,115	7,554,717	7,357,179	7,160,501	6,964,682	6,769,723
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,883,591	11,207,909	10,535,094	9,865,144	9,198,059	8,533,839	7,872,486	7,213,997	6,558,374	5,905,616	5,255,724
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	27,447,725	25,845,822	24,250,740	22,662,477	21,081,033	19,506,409	17,938,604	16,377,618	14,823,453	13,276,106	11,735,579
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	45,243,305	42,370,102	39,509,135	36,660,405	33,823,913	30,999,656	28,187,637	25,387,854	22,600,309	19,825,000	17,061,928
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	67,095,116	62,495,723	57,910,549	53,319,384	48,747,952	44,196,311	39,664,445	35,152,350	30,660,028	26,187,480	21,734,703
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	16,958,004	15,914,883	14,876,205	13,841,968	12,812,172	11,786,819	10,765,906	9,749,435	8,737,405	7,729,817	6,726,671
20	High density mixed use flatted scheme (150 flats)	150	£4,420,716	47,134,479	44,267,834	41,413,398	38,571,170	35,740,349	32,918,078	30,104,043	27,304,246	24,516,684	21,741,360	18,978,273
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	96,502,586	89,742,947	83,012,181	76,276,125	69,564,734	62,842,409	56,121,249	49,378,981	42,592,749	35,797,675	29,032,671
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	32,163,665	30,151,186	28,147,277	26,151,938	24,165,166	22,186,965	20,213,534	18,246,509	16,288,078	14,338,245	12,397,007
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	78,820,515	73,159,220	67,538,884	61,964,802	56,437,033	50,928,902	45,466,827	40,028,639	34,621,734	29,226,216	23,877,883
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	14,520,229	13,774,141	13,034,081	12,299,990	11,571,927	10,849,872	10,133,827	9,423,789	8,719,760	8,021,740	7,329,728
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	65,087,900	60,699,166	56,329,078	51,977,715	47,645,076	43,329,673	39,016,578	34,722,288	30,446,803	26,190,123	21,952,246
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	66,350,848	61,962,035	57,591,946	53,240,583	48,907,944	44,594,029	40,298,715	36,004,426	31,728,941	27,472,260	23,234,383
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	46,855,458	44,082,442	41,321,235	38,571,836	35,834,246	33,108,465	30,394,492	27,692,328	25,001,972	22,323,425	19,656,687
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	95,402,393	88,247,940	81,003,203	73,774,742	66,543,485	59,289,990	51,995,144	44,638,769	37,201,006	29,789,504	22,410,880
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	128,077,974	120,043,981	112,038,517	104,063,288	96,124,295	88,219,539	80,339,293	72,476,278	64,647,619	56,830,990	49,035,923
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,309,418	8,039,156	7,770,041	7,502,072	7,235,250	6,969,573	6,705,044	6,441,660	6,179,422	5,918,331	5,658,384
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	95,076,495	89,564,941	84,076,919	78,612,430	73,171,475	67,754,051	62,360,162	56,989,806	51,642,982	46,319,692	41,019,934
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	59,718,615	56,264,883	52,825,800	49,401,366	45,991,582	42,596,447	39,215,962	35,850,125	32,498,937	29,162,399	25,839,852
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	101,392,984	94,250,608	87,098,125	79,975,262	72,843,803	65,720,108	58,581,388	51,473,849	44,397,488	37,352,307	30,338,306
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	320,849,719	298,190,803	275,601,154	253,045,698	230,587,443	208,127,008	185,723,982	163,318,162	140,854,353	118,268,115	95,458,688
35	High density mixed use flatted scheme (30 flats)	30	£733,729	10,131,499	9,496,226	8,863,658	8,233,794	7,606,635	6,982,181	6,360,432	5,741,387	5,125,047	4,511,411	3,900,481
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	17,932,797	16,885,599	15,842,842	14,804,526	13,770,650	12,741,217	11,716,226	10,695,676	9,679,567	8,667,900	7,660,674
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	80,965,932	75,116,388	69,291,839	63,489,216	57,690,920	51,917,726	46,169,633	40,417,859	34,688,978	28,948,024	23,231,989
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	81,840,243	75,966,646	70,118,150	64,294,753	58,469,043	52,664,443	46,866,023	41,072,949	35,305,289	29,563,040	23,846,205
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	33,529,909	31,481,673	29,442,499	27,411,845	25,389,911	23,376,698	21,372,206	19,376,434	17,389,383	15,411,052	13,441,443
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	78,738,413	73,254,057	67,793,115	62,345,549	56,904,594	51,467,179	46,093,281	40,722,925	35,376,101	30,052,811	24,734,361
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	15,546,286	14,513,081	13,484,279	12,459,878	11,439,881	10,424,286	9,413,094	8,406,304	7,403,918	6,405,934	5,410,032
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	18,144,805	16,939,395	15,739,120	14,543,983	13,353,982	12,169,118	10,989,389	9,814,797	8,645,342	7,481,022	6,319,245
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	12,038,650	11,212,817	10,390,507	9,571,719	8,756,455	7,944,713	7,136,494	6,331,796	5,530,622	4,729,384	3,930,715
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	14,455,345	13,464,340	12,477,564	11,495,014	10,516,691	9,542,595	8,572,727	7,607,086	6,645,672	5,684,316	4,725,908
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	16,872,040	15,715,864	14,564,620	13,418,308	12,276,927	11,140,477	10,008,961	8,882,375	7,760,721	6,639,249	5,521,102

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) — £6,088,685 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£304,434	1,100,200	1,043,748	987,534	931,558	875,821	820,321	765,060	710,037	655,252	600,706	546,397
2	Low density housing scheme (4 houses)	4	£608,869	2,201,279	2,088,374	1,975,946	1,863,995	1,752,520	1,641,521	1,530,998	1,420,952	1,311,383	1,202,289	1,093,672
3	Low density housing scheme (9 houses)	9	£1,382,131	4,953,668	4,699,633	4,446,671	4,194,780	3,943,961	3,694,214	3,445,538	3,197,934	2,951,403	2,705,942	2,461,554
4	Medium density flatted sheme (5 flats)	5	£202,956	2,022,593	1,905,223	1,788,350	1,671,976	1,556,099	1,440,720	1,325,839	1,211,455	1,097,569	984,181	871,290
5	Medium density flatted scheme (7 flats)	7	£243,547	2,834,719	2,670,394	2,506,766	2,343,835	2,181,600	2,020,062	1,859,222	1,699,078	1,539,630	1,380,880	1,222,827
6	Medium density flatted scheme (9 flats)	9	£365,321	3,841,063	3,429,797	3,219,427	3,009,953	2,801,374	2,593,692	2,386,905	2,181,014	1,976,020	1,771,921	1,568,718
7	Medium density flatted scheme (30 flats)	30	£913,303	11,447,866	10,782,976	10,120,906	9,461,655	8,805,224	8,151,612	7,500,820	6,852,848	6,207,696	5,565,363	4,925,849
8	Medium density flatted scheme (75 flats)	75	£2,313,700	26,440,437	24,898,385	23,362,872	21,833,899	20,311,466	18,795,575	17,286,224	15,783,413	14,287,143	12,797,413	11,314,224
9	Medium density flatted scheme (250 flats)	250	£8,950,367	67,046,017	62,870,303	58,712,344	54,572,138	50,449,685	46,344,828	42,246,127	38,165,231	34,102,141	30,056,856	26,029,378
10	Medium density flatted scheme (600 flats)	600	£15,160,826	116,280,303	107,921,825	99,570,953	91,248,300	82,961,516	74,710,599	66,462,500	58,247,789	50,039,745	41,844,730	33,635,744
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	51,599,940	48,141,799	44,698,413	41,269,784	37,855,911	34,456,794	31,072,434	27,702,829	24,347,980	21,007,887	17,668,042
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	79,477,836	73,788,865	68,124,201	62,467,206	56,826,939	51,211,085	45,619,645	40,038,012	34,463,355	28,913,256	23,352,104
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	34,700,588	33,060,246	31,426,887	29,800,512	28,181,121	26,568,713	24,963,290	23,364,849	21,773,393	20,188,921	18,611,431
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,757,997	8,555,301	8,353,466	8,152,489	7,952,372	7,753,115	7,554,717	7,357,179	7,160,501	6,964,682	6,769,723
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,883,591	11,207,909	10,535,094	9,865,144	9,198,059	8,533,839	7,872,486	7,213,997	6,558,374	5,905,616	5,255,724
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	27,447,725	25,845,822	24,250,740	22,662,477	21,081,033	19,506,409	17,938,604	16,377,618	14,823,453	13,276,106	11,735,579
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	45,243,305	42,370,102	39,509,135	36,660,405	33,823,913	30,999,656	28,187,637	25,387,854	22,600,309	19,825,000	17,061,928
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	67,095,116	62,495,723	57,910,549	53,319,384	48,747,952	44,196,311	39,664,445	35,152,350	30,660,028	26,187,480	21,734,703
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	16,958,004	15,914,883	14,876,205	13,841,968	12,812,172	11,786,819	10,765,906	9,749,435	8,737,405	7,729,817	6,726,671
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	47,134,479	44,267,834	41,413,398	38,571,170	35,740,349	32,918,078	30,104,043	27,304,246	24,516,684	21,741,360	18,978,273
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	96,502,586	89,742,947	83,012,181	76,276,125	69,564,734	62,842,409	56,121,249	49,378,981	42,592,749	35,797,675	29,032,671
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	32,163,665	30,151,186	28,147,277	26,151,938	24,165,166	22,186,965	20,213,534	18,246,509	16,288,078	14,338,245	12,397,007
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	78,820,515	73,159,220	67,538,884	61,964,802	56,437,033	50,928,902	45,466,827	40,028,639	34,621,734	29,226,216	23,877,883
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	14,520,229	13,774,141	13,034,081	12,299,990	11,571,927	10,849,872	10,133,827	9,423,789	8,719,760	8,021,740	7,329,728
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	65,087,900	60,699,166	56,329,078	51,977,715	47,645,076	43,329,673	39,016,578	34,722,288	30,446,803	26,190,123	21,952,246
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	66,350,848	61,962,035	57,591,946	53,240,583	48,907,944	44,594,029	40,298,715	36,004,426	31,728,941	27,472,260	23,234,383
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	46,855,458	44,082,442	41,321,235	38,571,836	35,834,246	33,108,465	30,394,492	27,692,328	25,001,972	22,323,425	19,656,687
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	95,402,393	88,247,940	81,003,203	73,774,742	66,543,485	59,289,990	51,995,144	44,638,769	37,201,006	29,789,504	22,410,880
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	128,077,974	120,043,981	112,038,517	104,063,288	96,124,295	88,219,539	80,339,293	72,476,278	64,647,619	56,830,990	49,035,923
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	8,309,418	8,039,156	7,770,041	7,502,072	7,235,250	6,969,573	6,705,044	6,441,660	6,179,422	5,918,331	5,658,384
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	95,076,495	89,564,941	84,076,919	78,612,430	73,171,475	67,754,051	62,360,162	56,989,806	51,642,982	46,319,692	41,019,934
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	59,718,615	56,264,883	52,825,800	49,401,366	45,991,582	42,596,447	39,215,962	35,850,125	32,498,937	29,162,399	25,839,852
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	101,392,984	94,250,608	87,098,125	79,975,262	72,843,803	65,720,108	58,581,388	51,473,849	44,397,488	37,352,307	30,338,306
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	320,849,719	298,190,803	275,601,154	253,045,698	230,587,443	208,127,008	185,723,982	163,318,162	140,854,353	118,268,115	95,458,688
35	High density mixed use flatted scheme (30 flats)	30	£487,095	10,131,499	9,496,226	8,863,658	8,233,794	7,606,635	6,982,181	6,360,432	5,741,387	5,125,047	4,511,411	3,900,481
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	17,932,797	16,885,599	15,842,842	14,804,526	13,770,650	12,741,217	11,716,226	10,695,676	9,679,567	8,667,900	7,660,674
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	80,965,932	75,116,388	69,291,839	63,489,216	57,690,920	51,917,726	46,169,633	40,417,859	34,688,978	28,948,024	23,231,989
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	81,840,243	75,966,646	70,118,150	64,294,753	58,469,043	52,664,443	46,866,023	41,072,949	35,305,289	29,563,040	23,846,205
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	33,529,909	31,481,673	29,442,499	27,411,845	25,389,911	23,376,698	21,372,206	19,376,434	17,389,383	15,411,052	13,441,443
40	High density mixed use flatted scheme (350 flats)	350	£5,682,477	78,738,413	73,254,057	67,793,115	62,345,549	56,904,594	51,467,179	46,093,281	40,722,925	35,376,101	30,052,811	24,734,361
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	15,546,286	14,513,081	13,484,279	12,459,878	11,439,881	10,424,286	9,413,094	8,406,304	7,403,918	6,405,934	5,410,032
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	18,144,805	16,939,395	15,739,120	14,543,983	13,353,982	12,169,118	10,989,389	9,814,797	8,645,342	7,481,022	6,319,245
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	12,038,650	11,212,817	10,390,507	9,571,719	8,756,455	7,944,713	7,136,494	6,331,796	5,530,622	4,729,384	3,930,715
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	14,455,345	13,464,340	12,477,564	11,495,014	10,516,691	9,542,595	8,572,727	7,607,086	6,645,672	5,684,316	4,725,908
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	16,872,040	15,715,864	14,564,620	13,418,308	12,276,927	11,140,477	10,008,961	8,882,375	7,760,721	6,639,249	5,521,102

BENCHMARK LAND VALUE 4 (CLEARED LAND) — £500,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density housing scheme (2 houses)	2	£25,000	1,100,200	1,043,748	987,534	931,558	875,821	820,321	765,060	710,037	655,252	600,706	546,397
2	Low density housing scheme (4 houses)	4	£50,000	2,201,279	2,088,374	1,975,946	1,863,995	1,752,520	1,641,521	1,530,998	1,420,952	1,311,383	1,202,289	1,093,672
3	Low density housing scheme (9 houses)	9	£113,500	4,953,668	4,699,633	4,446,671	4,194,780	3,943,961	3,694,214	3,445,538	3,197,934	2,951,403	2,705,942	2,461,554
4	Medium density flatted sheme (5 flats)	5	£16,667	2,022,593	1,905,223	1,788,350	1,671,976	1,556,099	1,440,720	1,325,839	1,211,455	1,097,569	984,181	871,290
5	Medium density flatted scheme (7 flats)	7	£20,000	2,834,719	2,670,394	2,506,766	2,343,835	2,181,600	2,020,062	1,859,222	1,699,078	1,539,630	1,380,880	1,222,827
6	Medium density flatted scheme (9 flats)	9	£30,000	3,841,063	3,429,797	3,219,427	3,009,953	2,801,374	2,593,692	2,386,905	2,181,014	1,976,020	1,771,921	1,568,718
7	Medium density flatted scheme (30 flats)	30	£75,000	11,447,866	10,782,976	10,120,906	9,461,655	8,805,224	8,151,612	7,500,820	6,852,848	6,207,696	5,565,363	4,925,849
8	Medium density flatted scheme (75 flats)	75	£190,000	26,440,437	24,898,385	23,362,872	21,833,899	20,311,466	18,795,575	17,286,224	15,783,413	14,287,143	12,797,413	11,314,224
9	Medium density flatted scheme (250 flats)	250	£735,000	67,046,017	62,870,303	58,712,344	54,572,138	50,449,685	46,344,828	42,246,127	38,165,231	34,102,141	30,056,856	26,029,378
10	Medium density flatted scheme (600 flats)	600	£1,245,000	116,280,303	107,921,825	99,570,953	91,248,300	82,961,516	74,710,599	66,462,500	58,247,789	50,039,745	41,844,730	33,635,744
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	51,599,940	48,141,799	44,698,413	41,269,784	37,855,911	34,456,794	31,072,434	27,702,829	24,347,980	21,007,887	17,668,042
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	79,477,836	73,788,865	68,124,201	62,467,206	56,826,939	51,211,085	45,619,645	40,038,012	34,463,355	28,913,256	23,352,104
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	34,700,588	33,060,246	31,426,887	29,800,512	28,181,121	26,568,713	24,963,290	23,364,849	21,773,393	20,188,921	18,611,431
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,757,997	8,555,301	8,353,466	8,152,489	7,952,372	7,753,115	7,554,717	7,357,179	7,160,501	6,964,682	6,769,723
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,883,591	11,207,909	10,535,094	9,865,144	9,198,059	8,533,839	7,872,486	7,213,997	6,558,374	5,905,616	5,255,724
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	27,447,725	25,845,822	24,250,740	22,662,477	21,081,033	19,506,409	17,938,604	16,377,618	14,823,453	13,276,106	11,735,579
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	45,243,305	42,370,102	39,509,135	36,660,405	33,823,913	30,999,656	28,187,637	25,387,854	22,600,309	19,825,000	17,061,928
18	High density mixed use flatted scheme (300 flats)	300	£378,000	67,095,116	62,495,723	57,910,549	53,319,384	48,747,952	44,196,311	39,664,445	35,152,350	30,660,028	26,187,480	21,734,703
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	16,958,004	15,914,883	14,876,205	13,841,968	12,812,172	11,786,819	10,765,906	9,749,435	8,737,405	7,729,817	6,726,671
20	High density mixed use flatted scheme (150 flats)	150	£241,000	47,134,479	44,267,834	41,413,398	38,571,170	35,740,349	32,918,078	30,104,043	27,304,246	24,516,684	21,741,360	18,978,273
21	High density mixed use flatted scheme (480 flats)	480	£780,000	96,502,586	89,742,947	83,012,181	76,276,125	69,564,734	62,842,409	56,121,249	49,378,981	42,592,749	35,797,675	29,032,671
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	32,163,665	30,151,186	28,147,277	26,151,938	24,165,166	22,186,965	20,213,534	18,246,509	16,288,078	14,338,245	12,397,007
23	High density mixed use flatted scheme (450 flats)	450	£510,000	78,820,515	73,159,220	67,538,884	61,964,802	56,437,033	50,928,902	45,466,827	40,028,639	34,621,734	29,226,216	23,877,883
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	14,520,229	13,774,141	13,034,081	12,299,990	11,571,927	10,849,872	10,133,827	9,423,789	8,719,760	8,021,740	7,329,728
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	65,087,900	60,699,166	56,329,078	51,977,715	47,645,076	43,329,673	39,016,578	34,722,288	30,446,803	26,190,123	21,952,246
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	66,350,848	61,962,035	57,591,946	53,240,583	48,907,944	44,594,029	40,298,715	36,004,426	31,728,941	27,472,260	23,234,383
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	46,855,458	44,082,442	41,321,235	38,571,836	35,834,246	33,108,465	30,394,492	27,692,328	25,001,972	22,323,425	19,656,687
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	95,402,393	88,247,940	81,003,203	73,774,742	66,543,485	59,289,990	51,995,144	44,638,769	37,201,006	29,789,504	22,410,880
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	128,077,974	120,043,981	112,038,517	104,063,288	96,124,295	88,219,539	80,339,293	72,476,278	64,647,619	56,830,990	49,035,923
30	Intensification scheme (industrial with 12 flats)	12	£195,000	8,309,418	8,039,156	7,770,041	7,502,072	7,235,250	6,969,573	6,705,044	6,441,660	6,179,422	5,918,331	5,658,384
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	95,076,495	89,564,941	84,076,919	78,612,430	73,171,475	67,754,051	62,360,162	56,989,806	51,642,982	46,319,692	41,019,934
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	59,718,615	56,264,883	52,825,800	49,401,366	45,991,582	42,596,447	39,215,962	35,850,125	32,498,937	29,162,399	25,839,852
33	High density mixed use flatted scheme (500 flats)	500	£710,000	101,392,984	94,250,608	87,098,125	79,975,262	72,843,803	65,720,108	58,581,388	51,473,849	44,397,488	37,352,307	30,338,306
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	320,849,719	298,190,803	275,601,154	253,045,698	230,587,443	208,127,008	185,723,982	163,318,162	140,854,353	118,268,115	95,458,688
35	High density mixed use flatted scheme (30 flats)	30	£40,000	10,131,499	9,496,226	8,863,658	8,233,794	7,606,635	6,982,181	6,360,432	5,741,387	5,125,047	4,511,411	3,900,481
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	17,932,797	16,885,599	15,842,842	14,804,526	13,770,650	12,741,217	11,716,226	10,695,676	9,679,567	8,667,900	7,660,674
37	High density mixed use flatted scheme (400 flats)	400	£530,000	80,965,932	75,116,388	69,291,839	63,489,216	57,690,920	51,917,726	46,169,633	40,417,859	34,688,978	28,948,024	23,231,989
38	High density mixed use flatted scheme (400 flats)	400	£565,000	81,840,243	75,966,646	70,118,150	64,294,753	58,469,043	52,664,443	46,866,023	41,072,949	35,305,289	29,563,040	23,846,205
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	33,529,909	31,481,673	29,442,499	27,411,845	25,389,911	23,376,698	21,372,206	19,376,434	17,389,383	15,411,052	13,441,443
40	High density mixed use flatted scheme (350 flats)	350	£465,000	78,738,413	73,254,057	67,793,115	62,345,549	56,904,594	51,467,179	46,093,281	40,722,925	35,376,101	30,052,811	24,734,361
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£100,000	15,546,286	14,513,081	13,484,279	12,459,878	11,439,881	10,424,286	9,413,094	8,406,304	7,403,918	6,405,934	5,410,032
44	High density retirement flatted scheme (70 flats)	70	£100,000	18,144,805	16,939,395	15,739,120	14,543,983	13,353,982	12,169,118	10,989,389	9,814,797	8,645,342	7,481,022	6,319,245
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	12,038,650	11,212,817	10,390,507	9,571,719	8,756,455	7,944,713	7,136,494	6,331,796	5,530,622	4,729,384	3,930,715
47	High density extracare flatted scheme (60 flats)	60	£100,000	14,455,345	13,464,340	12,477,564	11,495,014	10,516,691	9,542,595	8,572,727	7,607,086	6,645,672	5,684,316	4,725,908
48	High density extracare flatted scheme (70 flats)	70	£100,000	16,872,040	15,715,864	14,564,620	13,418,308	12,276,927	11,140,477	10,008,961	8,882,375	7,760,721	6,639,249	5,521,102

Table 6.10.9: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £14,240 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY Sales value £14,240 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density housing scheme (2 houses)	2	£771,878	1,109,247	1,052,324	995,641	939,198	882,994	827,032	771,309	715,827	660,585	605,583	550,820
2	Low density housing scheme (4 houses)	4	£1,543,757	2,219,373	2,105,526	1,992,160	1,879,274	1,766,868	1,654,943	1,543,497	1,432,532	1,322,049	1,212,045	1,102,521
3	Low density housing scheme (9 houses)	9	£3,504,327	4,994,380	4,738,225	4,483,151	4,229,157	3,976,245	3,724,412	3,473,661	3,223,990	2,975,400	2,727,890	2,481,462
4	Medium density flatted sheme (5 flats)	5	£514,586	2,011,280	1,894,500	1,778,214	1,662,423	1,547,128	1,432,329	1,318,024	1,204,215	1,090,900	978,082	865,758
5	Medium density flatted scheme (7 flats)	7	£617,503	2,818,881	2,655,381	2,492,574	2,330,461	2,169,042	2,008,315	1,848,282	1,688,941	1,530,296	1,372,342	1,215,082
6	Medium density flatted scheme (9 flats)	9	£926,254	3,620,700	3,410,495	3,201,180	2,992,758	2,785,227	2,578,588	2,372,839	2,167,982	1,964,017	1,760,943	1,558,761
7	Medium density flatted scheme (30 flats)	30	£2,315,635	11,347,408	10,687,749	10,030,890	9,376,827	8,725,563	8,077,098	7,431,426	6,788,555	6,148,480	5,511,203	4,876,725
8	Medium density flatted scheme (75 flats)	75	£5,866,275	26,086,269	24,562,664	23,045,522	21,534,842	20,030,625	18,532,870	17,041,578	15,556,748	14,078,382	12,606,477	11,141,035
9	Medium density flatted scheme (250 flats)	250	£22,693,221	65,029,978	60,950,357	56,888,086	52,843,164	48,815,591	44,805,367	40,812,493	36,836,966	32,878,790	28,937,963	25,014,484
10	Medium density flatted scheme (600 flats)	600	£38,439,538	110,824,302	102,689,456	94,589,387	86,524,095	78,493,581	70,467,401	62,470,594	54,498,629	46,526,077	38,560,374	30,582,716
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	50,126,493	46,745,103	43,378,146	40,025,620	36,687,526	33,363,864	30,054,634	26,759,836	23,469,519	20,187,225	16,919,438
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	75,949,375	70,422,613	64,919,478	59,439,967	53,977,379	48,518,398	43,083,160	37,671,666	32,266,699	26,867,732	21,485,142
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	34,346,710	32,727,934	31,116,051	29,510,555	27,908,825	26,314,002	24,726,088	23,145,082	21,570,983	20,003,794	18,443,512
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,727,370	8,526,270	8,326,022	8,126,627	7,928,085	7,730,397	7,533,561	7,337,577	7,142,447	6,948,171	6,754,746
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,781,499	11,111,135	10,443,616	9,778,937	9,117,104	8,458,113	7,801,964	7,148,658	6,498,197	5,850,577	5,205,801
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	27,172,610	25,585,038	24,004,226	22,430,172	20,862,877	19,302,342	17,748,564	16,201,547	14,661,288	13,127,789	11,601,048
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	44,455,170	41,623,020	38,802,934	35,994,911	33,198,952	30,415,056	27,643,223	24,883,455	22,135,749	19,400,108	16,676,529
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	64,388,825	59,902,040	55,434,420	50,985,964	46,556,673	42,146,547	37,755,587	33,383,790	29,031,159	24,697,691	20,383,390
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	16,720,761	15,689,999	14,663,626	13,641,643	12,624,048	11,610,844	10,602,027	9,597,602	8,597,565	7,601,917	6,610,658
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	46,371,667	43,539,502	40,719,401	37,911,363	35,115,388	32,331,477	29,559,630	26,799,845	24,052,125	21,316,467	18,592,874
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	91,891,408	85,337,329	78,786,104	72,248,696	65,722,293	59,193,808	52,652,660	46,091,965	39,529,520	32,966,002	26,401,412
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	31,694,827	29,702,342	27,718,343	25,742,830	23,775,802	21,817,260	19,867,204	17,925,632	15,992,548	14,067,948	12,151,834
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	75,239,803	69,745,126	64,295,382	58,890,571	53,522,265	48,178,930	42,880,776	37,598,334	32,355,477	27,158,113	22,006,243
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	14,369,853	13,631,901	12,899,892	12,173,827	11,453,705	10,739,527	10,031,292	9,329,001	8,632,654	7,942,250	7,257,789
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	63,311,121	59,010,695	54,718,657	50,445,014	46,189,769	41,952,919	37,734,466	33,534,410	29,352,750	25,189,486	21,044,618
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	64,573,909	60,277,732	55,999,809	51,727,152	47,471,907	43,235,057	39,016,604	34,816,548	30,634,888	26,471,623	22,326,755
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	46,156,049	43,419,465	40,694,536	37,981,261	35,279,642	32,589,676	29,911,367	27,244,711	24,589,711	21,946,366	19,314,675
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	88,674,967	81,713,223	74,735,922	67,770,611	60,797,617	53,796,180	46,745,292	39,663,258	32,612,392	25,592,693	18,604,160
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	125,267,544	117,353,172	109,472,503	101,625,535	93,812,268	86,032,704	78,267,847	70,527,683	62,821,305	55,119,782	47,443,320
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	8,268,580	8,000,446	7,733,450	7,467,590	7,202,868	6,939,282	6,676,835	6,415,525	6,155,351	5,896,315	5,638,415
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	91,991,862	86,640,985	81,312,983	76,007,795	70,725,481	65,466,022	60,229,417	55,015,667	49,824,771	44,656,731	39,511,544
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	58,834,350	55,426,679	52,033,463	48,654,701	45,288,004	41,933,342	38,593,155	35,267,446	31,956,212	28,659,454	25,377,173
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	96,495,091	89,546,570	82,606,066	75,689,935	68,756,922	61,853,940	54,980,991	48,138,076	41,325,192	34,542,342	27,789,524
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	304,802,790	282,808,539	260,908,309	239,025,707	217,208,588	195,418,622	173,664,135	151,861,819	130,015,625	108,031,213	85,885,193
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	9,998,508	9,370,163	8,744,493	8,121,498	7,501,179	6,883,535	6,268,567	5,656,273	5,046,656	4,439,714	3,835,447
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	17,695,555	16,660,714	15,630,263	14,604,200	13,582,526	12,565,243	11,552,348	10,543,843	9,539,726	8,540,000	7,544,662
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	77,240,354	71,564,403	65,912,719	60,278,998	54,650,566	49,046,512	43,466,837	37,880,144	32,316,153	26,776,690	21,226,134
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	78,023,663	72,322,097	66,644,909	60,992,099	55,333,489	49,695,919	44,082,876	38,494,360	32,930,370	27,390,906	21,849,722
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	33,057,745	31,034,247	29,019,366	27,013,103	25,015,456	23,026,425	21,046,011	19,074,214	17,111,034	15,156,471	13,210,524
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	75,724,981	70,374,104	65,046,082	59,740,913	54,458,600	49,199,140	43,962,536	38,748,786	33,555,610	28,355,809	23,179,005
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	14,948,806	13,946,723	12,948,912	11,955,372	10,966,102	9,981,105	9,000,378	8,023,923	7,049,379	6,076,693	5,108,300
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	17,447,745	16,278,644	15,114,526	13,955,391	12,801,241	11,652,072	10,507,887	9,368,685	8,231,826	7,097,022	5,967,226
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	11,488,334	10,691,168	9,897,403	9,107,039	8,320,077	7,536,516	6,754,918	5,974,412	5,197,323	4,423,653	3,653,402
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	13,794,967	12,838,362	11,885,838	10,937,397	9,993,037	9,052,759	8,114,972	7,178,360	6,245,849	5,317,440	4,393,133
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	16,101,599	14,985,555	13,874,274	12,767,754	11,665,997	10,569,002	9,475,028	8,382,368	7,294,374	6,211,226	5,132,864

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density housing scheme (2 houses)	2	£458,581	1,109,247	1,052,324	995,641	939,198	882,994	827,032	771,309	715,827	660,585	605,583	550,820
2	Low density housing scheme (4 houses)	4	£917,161	2,219,373	2,105,526	1,992,160	1,879,274	1,766,868	1,654,943	1,543,497	1,432,532	1,322,049	1,212,045	1,102,521
3	Low density housing scheme (9 houses)	9	£2,081,956	4,994,380	4,738,225	4,483,151	4,229,157	3,976,245	3,724,412	3,473,661	3,223,990	2,975,400	2,727,890	2,481,462
4	Medium density flatted sheme (5 flats)	5	£305,720	2,011,280	1,894,500	1,778,214	1,662,423	1,547,128	1,432,329	1,318,024	1,204,215	1,090,900	978,082	865,758
5	Medium density flatted scheme (7 flats)	7	£366,865	2,818,881	2,655,381	2,492,574	2,330,461	2,169,042	2,008,315	1,848,282	1,688,941	1,530,296	1,372,342	1,215,082
6	Medium density flatted scheme (9 flats)	9	£550,297	3,620,700	3,410,495	3,201,180	2,992,758	2,785,227	2,578,588	2,372,839	2,167,982	1,964,017	1,760,943	1,558,761
7	Medium density flatted scheme (30 flats)	30	£1,375,742	11,347,408	10,687,749	10,030,890	9,376,827	8,725,563	8,077,098	7,431,426	6,788,555	6,148,480	5,511,203	4,876,725
8	Medium density flatted scheme (75 flats)	75	£3,485,213	26,086,269	24,562,664	23,045,522	21,534,842	20,030,625	18,532,870	17,041,578	15,556,748	14,078,382	12,606,477	11,141,035
9	Medium density flatted scheme (250 flats)	250	£13,482,272	65,029,978	60,950,357	56,888,086	52,843,164	48,815,591	44,805,367	40,812,493	36,836,966	32,878,790	28,937,963	25,014,484
10	Medium density flatted scheme (600 flats)	600	£22,837,319	110,824,302	102,689,456	94,589,387	86,524,095	78,493,581	70,467,401	62,470,594	54,498,629	46,526,077	38,560,374	30,582,716
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	50,126,493	46,745,103	43,378,146	40,025,620	36,687,526	33,363,864	30,054,634	26,759,836	23,469,519	20,187,225	16,919,438
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	75,949,375	70,422,613	64,919,478	59,439,967	53,977,379	48,518,398	43,083,160	37,671,666	32,266,699	26,867,732	21,485,142
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	34,346,710	32,727,934	31,116,051	29,510,555	27,908,825	26,314,002	24,726,088	23,145,082	21,570,983	20,003,794	18,443,512
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,727,370	8,526,270	8,326,022	8,126,627	7,928,085	7,730,397	7,533,561	7,337,577	7,142,447	6,948,171	6,754,746
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,781,499	11,111,135	10,443,616	9,778,937	9,117,104	8,458,113	7,801,964	7,148,658	6,498,197	5,850,577	5,205,801
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	27,172,610	25,585,038	24,004,226	22,430,172	20,862,877	19,302,342	17,748,564	16,201,547	14,661,288	13,127,789	11,601,048
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	44,455,170	41,623,020	38,802,934	35,994,911	33,198,952	30,415,056	27,643,223	24,883,455	22,135,749	19,400,108	16,676,529
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	64,388,825	59,902,040	55,434,420	50,985,964	46,556,673	42,146,547	37,755,587	33,383,790	29,031,159	24,697,691	20,383,390
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	16,720,761	15,689,999	14,663,626	13,641,643	12,624,048	11,610,844	10,602,027	9,597,602	8,597,565	7,601,917	6,610,658
20	High density mixed use flatted scheme (150 flats)	150	£4,420,716	46,371,667	43,539,502	40,719,401	37,911,363	35,115,388	32,331,477	29,559,630	26,799,845	24,052,125	21,316,467	18,592,874
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	91,891,408	85,337,329	78,786,104	72,248,696	65,722,293	59,193,808	52,652,660	46,091,965	39,529,520	32,966,002	26,401,412
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	31,694,827	29,702,342	27,718,343	25,742,830	23,775,802	21,817,260	19,867,204	17,925,632	15,992,548	14,067,948	12,151,834
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	75,239,803	69,745,126	64,295,382	58,890,571	53,522,265	48,178,930	42,880,776	37,598,334	32,355,477	27,158,113	22,006,243
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	14,369,853	13,631,901	12,899,892	12,173,827	11,453,705	10,739,527	10,031,292	9,329,001	8,632,654	7,942,250	7,257,789
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	63,311,121	59,010,695	54,718,657	50,445,014	46,189,769	41,952,919	37,734,466	33,534,410	29,352,750	25,189,486	21,044,618
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	64,573,909	60,277,732	55,999,809	51,727,152	47,471,907	43,235,057	39,016,604	34,816,548	30,634,888	26,471,623	22,326,755
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	46,156,049	43,419,465	40,694,536	37,981,261	35,279,642	32,589,676	29,911,367	27,244,711	24,589,711	21,946,366	19,314,675
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	88,674,967	81,713,223	74,735,922	67,770,611	60,797,617	53,796,180	46,745,292	39,663,258	32,612,392	25,592,693	18,604,160
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	125,267,544	117,353,172	109,472,503	101,625,535	93,812,268	86,032,704	78,267,847	70,527,683	62,821,305	55,119,782	47,443,320
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,268,580	8,000,446	7,733,450	7,467,590	7,202,868	6,939,282	6,676,835	6,415,525	6,155,351	5,896,315	5,638,415
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	91,991,862	86,640,985	81,312,983	76,007,795	70,725,481	65,466,022	60,229,417	55,015,667	49,824,771	44,656,731	39,511,544
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	58,834,350	55,426,679	52,033,463	48,654,701	45,288,004	41,933,342	38,593,155	35,267,446	31,956,212	28,659,454	25,377,173
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	96,495,091	89,546,570	82,606,066	75,689,935	68,756,922	61,853,940	54,980,991	48,138,076	41,325,192	34,542,342	27,789,524
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	304,802,790	282,808,539	260,908,309	239,025,707	217,208,588	195,418,622	173,664,135	151,861,819	130,015,625	108,031,213	85,885,193
35	High density mixed use flatted scheme (30 flats)	30	£733,729	9,998,508	9,370,163	8,744,493	8,121,498	7,501,179	6,883,535	6,268,567	5,656,273	5,046,656	4,439,714	3,835,447
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	17,695,555	16,660,714	15,630,263	14,604,200	13,582,526	12,565,243	11,552,348	10,543,843	9,539,726	8,540,000	7,544,662
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	77,240,354	71,564,403	65,912,719	60,278,998	54,650,566	49,046,512	43,466,837	37,880,144	32,316,153	26,776,690	21,226,134
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	78,023,663	72,322,097	66,644,909	60,992,099	55,333,489	49,695,919	44,082,876	38,494,360	32,930,370	27,390,906	21,849,722
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	33,057,745	31,034,247	29,019,366	27,013,103	25,015,456	23,026,425	21,046,011	19,074,214	17,111,034	15,156,471	13,210,524
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	75,724,981	70,374,104	65,046,082	59,740,913	54,458,600	49,199,140	43,962,536	38,748,786	33,555,610	28,355,809	23,179,005
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	14,948,806	13,946,723	12,948,912	11,955,372	10,966,102	9,981,105	9,000,378	8,023,923	7,049,379	6,076,693	5,108,300
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	17,447,745	16,278,644	15,114,526	13,955,391	12,801,241	11,652,072	10,507,887	9,368,685	8,231,826	7,097,022	5,967,226
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	11,488,334	10,691,168	9,897,403	9,107,039	8,320,077	7,536,516	6,754,918	5,974,412	5,197,323	4,423,653	3,653,402
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	13,794,967	12,838,362	11,885,838	10,937,397	9,993,037	9,052,759	8,114,972	7,178,360	6,245,849	5,317,440	4,393,133
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	16,101,599	14,985,555	13,874,274	12,767,754	11,665,997	10,569,002	9,475,028	8,382,368	7,294,374	6,211,226	5,132,864

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density housing scheme (2 houses)	2	£304,434	1,109,247	1,052,324	995,641	939,198	882,994	827,032	771,309	715,827	660,585	605,583	550,820
2	Low density housing scheme (4 houses)	4	£608,869	2,219,373	2,105,526	1,992,160	1,879,274	1,766,868	1,654,943	1,543,497	1,432,532	1,322,049	1,212,045	1,102,521
3	Low density housing scheme (9 houses)	9	£1,382,131	4,994,380	4,738,225	4,483,151	4,229,157	3,976,245	3,724,412	3,473,661	3,223,990	2,975,400	2,727,890	2,481,462
4	Medium density flatted sheme (5 flats)	5	£202,956	2,011,280	1,894,500	1,778,214	1,662,423	1,547,128	1,432,329	1,318,024	1,204,215	1,090,900	978,082	865,758
5	Medium density flatted scheme (7 flats)	7	£243,547	2,818,881	2,655,381	2,492,574	2,330,461	2,169,042	2,008,315	1,848,282	1,688,941	1,530,296	1,372,342	1,215,082
6	Medium density flatted scheme (9 flats)	9	£365,321	3,620,700	3,410,495	3,201,180	2,992,758	2,785,227	2,578,588	2,372,839	2,167,982	1,964,017	1,760,943	1,558,761
7	Medium density flatted scheme (30 flats)	30	£913,303	11,347,408	10,687,749	10,030,890	9,376,827	8,725,563	8,077,098	7,431,426	6,788,555	6,148,480	5,511,203	4,876,725
8	Medium density flatted scheme (75 flats)	75	£2,313,700	26,086,269	24,562,664	23,045,522	21,534,842	20,030,625	18,532,870	17,041,578	15,556,748	14,078,382	12,606,477	11,141,035
9	Medium density flatted scheme (250 flats)	250	£8,950,367	65,029,978	60,950,357	56,888,086	52,843,164	48,815,591	44,805,367	40,812,493	36,836,966	32,878,790	28,937,963	25,014,484
10	Medium density flatted scheme (600 flats)	600	£15,160,826	110,824,302	102,689,456	94,589,387	86,524,095	78,493,581	70,467,401	62,470,594	54,498,629	46,526,077	38,560,374	30,582,716
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	50,126,493	46,745,103	43,378,146	40,025,620	36,687,526	33,363,864	30,054,634	26,759,836	23,469,519	20,187,225	16,919,438
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	75,949,375	70,422,613	64,919,478	59,439,967	53,977,379	48,518,398	43,083,160	37,671,666	32,266,699	26,867,732	21,485,142
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	34,346,710	32,727,934	31,116,051	29,510,555	27,908,825	26,314,002	24,726,088	23,145,082	21,570,983	20,003,794	18,443,512
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,727,370	8,526,270	8,326,022	8,126,627	7,928,085	7,730,397	7,533,561	7,337,577	7,142,447	6,948,171	6,754,746
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,781,499	11,111,135	10,443,616	9,778,937	9,117,104	8,458,113	7,801,964	7,148,658	6,498,197	5,850,577	5,205,801
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	27,172,610	25,585,038	24,004,226	22,430,172	20,862,877	19,302,342	17,748,564	16,201,547	14,661,288	13,127,789	11,601,048
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	44,455,170	41,623,020	38,802,934	35,994,911	33,198,952	30,415,056	27,643,223	24,883,455	22,135,749	19,400,108	16,676,529
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	64,388,825	59,902,040	55,434,420	50,985,964	46,556,673	42,146,547	37,755,587	33,383,790	29,031,159	24,697,691	20,383,390
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	16,720,761	15,689,999	14,663,626	13,641,643	12,624,048	11,610,844	10,602,027	9,597,602	8,597,565	7,601,917	6,610,658
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	46,371,667	43,539,502	40,719,401	37,911,363	35,115,388	32,331,477	29,559,630	26,799,845	24,052,125	21,316,467	18,592,874
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	91,891,408	85,337,329	78,786,104	72,248,696	65,722,293	59,193,808	52,652,660	46,091,965	39,529,520	32,966,002	26,401,412
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	31,694,827	29,702,342	27,718,343	25,742,830	23,775,802	21,817,260	19,867,204	17,925,632	15,992,548	14,067,948	12,151,834
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	75,239,803	69,745,126	64,295,382	58,890,571	53,522,265	48,178,930	42,880,776	37,598,334	32,355,477	27,158,113	22,006,243
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	14,369,853	13,631,901	12,899,892	12,173,827	11,453,705	10,739,527	10,031,292	9,329,001	8,632,654	7,942,250	7,257,789
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	63,311,121	59,010,695	54,718,657	50,445,014	46,189,769	41,952,919	37,734,466	33,534,410	29,352,750	25,189,486	21,044,618
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	64,573,909	60,277,732	55,999,809	51,727,152	47,471,907	43,235,057	39,016,604	34,816,548	30,634,888	26,471,623	22,326,755
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	46,156,049	43,419,465	40,694,536	37,981,261	35,279,642	32,589,676	29,911,367	27,244,711	24,589,711	21,946,366	19,314,675
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	88,674,967	81,713,223	74,735,922	67,770,611	60,797,617	53,796,180	46,745,292	39,663,258	32,612,392	25,592,693	18,604,160
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	125,267,544	117,353,172	109,472,503	101,625,535	93,812,268	86,032,704	78,267,847	70,527,683	62,821,305	55,119,782	47,443,320
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	8,268,580	8,000,446	7,733,450	7,467,590	7,202,868	6,939,282	6,676,835	6,415,525	6,155,351	5,896,315	5,638,415
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	91,991,862	86,640,985	81,312,983	76,007,795	70,725,481	65,466,022	60,229,417	55,015,667	49,824,771	44,656,731	39,511,544
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	58,834,350	55,426,679	52,033,463	48,654,701	45,288,004	41,933,342	38,593,155	35,267,446	31,956,212	28,659,454	25,377,173
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	96,495,091	89,546,570	82,606,066	75,689,935	68,756,922	61,853,940	54,980,991	48,138,076	41,325,192	34,542,342	27,789,524
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	304,802,790	282,808,539	260,908,309	239,025,707	217,208,588	195,418,622	173,664,135	151,861,819	130,015,625	108,031,213	85,885,193
35	High density mixed use flatted scheme (30 flats)	30	£487,095	9,998,508	9,370,163	8,744,493	8,121,498	7,501,179	6,883,535	6,268,567	5,656,273	5,046,656	4,439,714	3,835,447
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	17,695,555	16,660,714	15,630,263	14,604,200	13,582,526	12,565,243	11,552,348	10,543,843	9,539,726	8,540,000	7,544,662
37	High density mixed use flatted scheme (400 flats)	400	£8,454,006	77,240,354	71,564,403	65,912,719	60,278,998	54,650,566	49,046,512	43,466,837	37,880,144	32,316,153	26,776,690	21,226,134
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	78,023,663	72,322,097	66,644,909	60,992,099	55,333,489	49,695,919	44,082,876	38,494,360	32,930,370	27,390,906	21,849,722
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	33,057,745	31,034,247	29,019,366	27,013,103	25,015,456	23,026,425	21,046,011	19,074,214	17,111,034	15,156,471	13,210,524
40	High density mixed use flatted scheme (350 flats)	350	£5,682,477	75,724,981	70,374,104	65,046,082	59,740,913	54,458,600	49,199,140	43,962,536	38,748,786	33,555,610	28,355,809	23,179,005
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	14,948,806	13,946,723	12,948,912	11,955,372	10,966,102	9,981,105	9,000,378	8,023,923	7,049,379	6,076,693	5,108,300
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	17,447,745	16,278,644	15,114,526	13,955,391	12,801,241	11,652,072	10,507,887	9,368,685	8,231,826	7,097,022	5,967,226
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	11,488,334	10,691,168	9,897,403	9,107,039	8,320,077	7,536,516	6,754,918	5,974,412	5,197,323	4,423,653	3,653,402
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	13,794,967	12,838,362	11,885,838	10,937,397	9,993,037	9,052,759	8,114,972	7,178,360	6,245,849	5,317,440	4,393,133
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	16,101,599	14,985,555	13,874,274	12,767,754	11,665,997	10,569,002	9,475,028	8,382,368	7,294,374	6,211,226	5,132,864

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density housing scheme (2 houses)	2	£25,000	1,109,247	1,052,324	995,641	939,198	882,994	827,032	771,309	715,827	660,585	605,583	550,820
2	Low density housing scheme (4 houses)	4	£50,000	2,219,373	2,105,526	1,992,160	1,879,274	1,766,868	1,654,943	1,543,497	1,432,532	1,322,049	1,212,045	1,102,521
3	Low density housing scheme (9 houses)	9	£113,500	4,994,380	4,738,225	4,483,151	4,229,157	3,976,245	3,724,412	3,473,661	3,223,990	2,975,400	2,727,890	2,481,462
4	Medium density flatted sheme (5 flats)	5	£16,667	2,011,280	1,894,500	1,778,214	1,662,423	1,547,128	1,432,329	1,318,024	1,204,215	1,090,900	978,082	865,758
5	Medium density flatted scheme (7 flats)	7	£20,000	2,818,881	2,655,381	2,492,574	2,330,461	2,169,042	2,008,315	1,848,282	1,688,941	1,530,296	1,372,342	1,215,082
6	Medium density flatted scheme (9 flats)	9	£30,000	3,620,700	3,410,495	3,201,180	2,992,758	2,785,227	2,578,588	2,372,839	2,167,982	1,964,017	1,760,943	1,558,761
7	Medium density flatted scheme (30 flats)	30	£75,000	11,347,408	10,687,749	10,030,890	9,376,827	8,725,563	8,077,098	7,431,426	6,788,555	6,148,480	5,511,203	4,876,725
8	Medium density flatted scheme (75 flats)	75	£190,000	26,086,269	24,562,664	23,045,522	21,534,842	20,030,625	18,532,870	17,041,578	15,556,748	14,078,382	12,606,477	11,141,035
9	Medium density flatted scheme (250 flats)	250	£735,000	65,029,978	60,950,357	56,888,086	52,843,164	48,815,591	44,805,367	40,812,493	36,836,966	32,878,790	28,937,963	25,014,484
10	Medium density flatted scheme (600 flats)	600	£1,245,000	110,824,302	102,689,456	94,589,387	86,524,095	78,493,581	70,467,401	62,470,594	54,498,629	46,526,077	38,560,374	30,582,716
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	50,126,493	46,745,103	43,378,146	40,025,620	36,687,526	33,363,864	30,054,634	26,759,836	23,469,519	20,187,225	16,919,438
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	75,949,375	70,422,613	64,919,478	59,439,967	53,977,379	48,518,398	43,083,160	37,671,666	32,266,699	26,867,732	21,485,142
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	34,346,710	32,727,934	31,116,051	29,510,555	27,908,825	26,314,002	24,726,088	23,145,082	21,570,983	20,003,794	18,443,512
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,727,370	8,526,270	8,326,022	8,126,627	7,928,085	7,730,397	7,533,561	7,337,577	7,142,447	6,948,171	6,754,746
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,781,499	11,111,135	10,443,616	9,778,937	9,117,104	8,458,113	7,801,964	7,148,658	6,498,197	5,850,577	5,205,801
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	27,172,610	25,585,038	24,004,226	22,430,172	20,862,877	19,302,342	17,748,564	16,201,547	14,661,288	13,127,789	11,601,048
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	44,455,170	41,623,020	38,802,934	35,994,911	33,198,952	30,415,056	27,643,223	24,883,455	22,135,749	19,400,108	16,676,529
18	High density mixed use flatted scheme (300 flats)	300	£378,000	64,388,825	59,902,040	55,434,420	50,985,964	46,556,673	42,146,547	37,755,587	33,383,790	29,031,159	24,697,691	20,383,390
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	16,720,761	15,689,999	14,663,626	13,641,643	12,624,048	11,610,844	10,602,027	9,597,602	8,597,565	7,601,917	6,610,658
20	High density mixed use flatted scheme (150 flats)	150	£241,000	46,371,667	43,539,502	40,719,401	37,911,363	35,115,388	32,331,477	29,559,630	26,799,845	24,052,125	21,316,467	18,592,874
21	High density mixed use flatted scheme (480 flats)	480	£780,000	91,891,408	85,337,329	78,786,104	72,248,696	65,722,293	59,193,808	52,652,660	46,091,965	39,529,520	32,966,002	26,401,412
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	31,694,827	29,702,342	27,718,343	25,742,830	23,775,802	21,817,260	19,867,204	17,925,632	15,992,548	14,067,948	12,151,834
23	High density mixed use flatted scheme (450 flats)	450	£510,000	75,239,803	69,745,126	64,295,382	58,890,571	53,522,265	48,178,930	42,880,776	37,598,334	32,355,477	27,158,113	22,006,243
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	14,369,853	13,631,901	12,899,892	12,173,827	11,453,705	10,739,527	10,031,292	9,329,001	8,632,654	7,942,250	7,257,789
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	63,311,121	59,010,695	54,718,657	50,445,014	46,189,769	41,952,919	37,734,466	33,534,410	29,352,750	25,189,486	21,044,618
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	64,573,909	60,277,732	55,999,809	51,727,152	47,471,907	43,235,057	39,016,604	34,816,548	30,634,888	26,471,623	22,326,755
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	46,156,049	43,419,465	40,694,536	37,981,261	35,279,642	32,589,676	29,911,367	27,244,711	24,589,711	21,946,366	19,314,675
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	88,674,967	81,713,223	74,735,922	67,770,611	60,797,617	53,796,180	46,745,292	39,663,258	32,612,392	25,592,693	18,604,160
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	125,267,544	117,353,172	109,472,503	101,625,535	93,812,268	86,032,704	78,267,847	70,527,683	62,821,305	55,119,782	47,443,320
30	Intensification scheme (industrial with 12 flats)	12	£195,000	8,268,580	8,000,446	7,733,450	7,467,590	7,202,868	6,939,282	6,676,835	6,415,525	6,155,351	5,896,315	5,638,415
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	91,991,862	86,640,985	81,312,983	76,007,795	70,725,481	65,466,022	60,229,417	55,015,667	49,824,771	44,656,731	39,511,544
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	58,834,350	55,426,679	52,033,463	48,654,701	45,288,004	41,933,342	38,593,155	35,267,446	31,956,212	28,659,454	25,377,173
33	High density mixed use flatted scheme (500 flats)	500	£710,000	96,495,091	89,546,570	82,606,066	75,689,935	68,756,922	61,853,940	54,980,991	48,138,076	41,325,192	34,542,342	27,789,524
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	304,802,790	282,808,539	260,908,309	239,025,707	217,208,588	195,418,622	173,664,135	151,861,819	130,015,625	108,031,213	85,885,193
35	High density mixed use flatted scheme (30 flats)	30	£40,000	9,998,508	9,370,163	8,744,493	8,121,498	7,501,179	6,883,535	6,268,567	5,656,273	5,046,656	4,439,714	3,835,447
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	17,695,555	16,660,714	15,630,263	14,604,200	13,582,526	12,565,243	11,552,348	10,543,843	9,539,726	8,540,000	7,544,662
37	High density mixed use flatted scheme (400 flats)	400	£530,000	77,240,354	71,564,403	65,912,719	60,278,998	54,650,566	49,046,512	43,466,837	37,880,144	32,316,153	26,776,690	21,226,134
38	High density mixed use flatted scheme (400 flats)	400	£565,000	78,023,663	72,322,097	66,644,909	60,992,099	55,333,489	49,695,919	44,082,876	38,494,360	32,930,370	27,390,906	21,849,722
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	33,057,745	31,034,247	29,019,366	27,013,103	25,015,456	23,026,425	21,046,011	19,074,214	17,111,034	15,156,471	13,210,524
40	High density mixed use flatted scheme (350 flats)	350	£465,000	75,724,981	70,374,104	65,046,082	59,740,913	54,458,600	49,199,140	43,962,536	38,748,786	33,555,610	28,355,809	23,179,005
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42	Purpose Built Student Accommodation (medium density) 100 uni	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43	High density retirement flatted scheme (60 flats)	60	£100,000	14,948,806	13,946,723	12,948,912	11,955,372	10,966,102	9,981,105	9,000,378	8,023,923	7,049,379	6,076,693	5,108,300
44	High density retirement flatted scheme (70 flats)	70	£100,000	17,447,745	16,278,644	15,114,526	13,955,391	12,801,241	11,652,072	10,507,887	9,368,685	8,231,826	7,097,022	5,967,226
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	11,488,334	10,691,168	9,897,403	9,107,039	8,320,077	7,536,516	6,754,918	5,974,412	5,197,323	4,423,653	3,653,402
47	High density extracare flatted scheme (60 flats)	60	£100,000	13,794,967	12,838,362	11,885,838	10,937,397	9,993,037	9,052,759	8,114,972	7,178,360	6,245,849	5,317,440	4,393,133
48	High density extracare flatted scheme (70 flats)	70	£100,000	16,101,599	14,985,555	13,874,274	12,767,754	11,665,997	10,569,002	9,475,028	8,382,368	7,294,374	6,211,226	5,132,864

Table 6.10.10: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 1 (Secondary Offices)

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area (ha)	**£8,030**	**£8,806**	**£9,583**	**£10,359**	**£11,135**	**£11,911**	**£12,688**	**£13,464**	**£14,240**
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	0%	5%	15%	20%	25%	25%
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	0%	5%	15%	20%	25%	25%
3	Low density housing scheme (9 houses)	9	0.23	0%	0%	0%	0%	5%	15%	20%	25%	25%
4	Medium density flatted scheme (5 flats)	5	0.03	15%	30%	40%	45%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	25%	35%	45%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	15%	30%	40%	45%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	25%	40%	45%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	20%	35%	45%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	0%	0%	15%	25%	35%	40%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	5%	15%	25%	35%	40%	45%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	0%	0%	5%	15%	25%	30%	25%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	0%	10%	20%	30%	35%	40%	40%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	5%	20%	30%	35%	45%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	10%	25%	35%	40%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	35%	45%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	0%	15%	25%	35%	45%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	10%	25%	35%	45%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	15%	25%	35%	40%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	15%	30%	40%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	0%	15%	25%	35%	40%	45%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	5%	25%	35%	45%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	10%	25%	35%	40%	45%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	0%	0%	0%	15%	25%	30%	35%	35%	35%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	0%	0%	10%	20%	25%	30%	30%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	0%	0%	15%	25%	30%	40%	40%	40%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	20%	35%	45%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	0%	5%	15%	20%	25%	20%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	0%	0%	15%	25%	35%	40%	45%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	15%	20%	30%	35%	40%	40%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	0%	5%	20%	30%	40%	45%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	0%	15%	30%	35%	45%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	5%	20%	30%	35%	45%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	10%	20%	25%	30%	30%
35	High density mixed use flatted scheme (30 flats)	30	0.08	25%	35%	45%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	15%	30%	35%	45%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	5%	20%	30%	40%	45%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	5%	20%	30%	40%	45%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	0%	20%	30%	40%	45%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	0%	10%	25%	35%	45%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	0%	20%	30%	40%	45%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	5%	20%	35%	40%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	0%	5%	20%	30%	35%	45%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	0%	10%	25%	35%	40%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	0%	15%	30%	40%	45%	50%	50%	50%	50%

Table 6.10.11: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 2 (Secondary Retail)

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area (ha)	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	15%	25%	35%	40%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	0%	15%	25%	35%	40%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	0%	15%	25%	35%	40%	45%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	40%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	45%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	40%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	45%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	40%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	10%	25%	35%	45%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	5%	20%	30%	40%	45%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	10%	20%	30%	40%	45%	45%	45%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	15%	30%	35%	45%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	35%	45%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	35%	45%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	15%	30%	40%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	5%	25%	35%	45%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	15%	30%	40%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	30%	40%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	10%	25%	35%	45%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	30%	40%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	5%	20%	35%	40%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	30%	40%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	10%	20%	30%	40%	45%	50%	45%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	10%	25%	35%	40%	45%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	40%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	15%	25%	30%	40%	40%	40%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	10%	25%	35%	45%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	15%	30%	40%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	25%	40%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	15%	30%	40%	45%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	10%	20%	30%	40%	45%	45%	45%
35	High density mixed use flatted scheme (30 flats)	30	0.08	35%	45%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	25%	40%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	15%	30%	40%	45%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	20%	30%	40%	45%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	20%	35%	45%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	5%	25%	35%	45%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	15%	30%	40%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	20%	35%	45%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	5%	20%	30%	40%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	10%	25%	35%	45%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	10%	25%	40%	45%	50%	50%	50%	50%	50%

Table 6.10.12: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 3 (Secondary Industrial)

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area (ha)	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	35%	45%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	15%	30%	40%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	5%	25%	35%	45%	50%	50%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	15%	30%	40%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	30%	40%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	0%	10%	25%	35%	45%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	30%	40%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	5%	20%	35%	40%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	30%	40%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	10%	20%	30%	40%	45%	50%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	10%	25%	35%	40%	45%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	40%	50%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	0%	0%	15%	25%	30%	40%	40%	40%
14	Intensification scheme (industrial with 9 flats)	9	0.29	10%	25%	35%	45%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	15%	30%	40%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	25%	40%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	15%	30%	40%	45%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	0%	10%	20%	30%	40%	45%	45%	45%
20	High density mixed use flatted scheme (150 flats)	150	0.48	35%	45%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	25%	40%	50%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	0%	15%	30%	40%	45%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	20%	30%	40%	45%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	20%	35%	45%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	5%	25%	35%	45%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	50%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	15%	30%	40%	50%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	20%	35%	45%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	5%	20%	30%	40%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	10%	25%	35%	45%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	10%	25%	40%	45%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	High density mixed use flatted scheme (30 flats)	30	0.08	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	0%	0%	0%	0%	0%	0%	0%	0%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	0%	0%	0%	0%	0%	0%	0%	0%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	0%	0%	0%	0%	0%	0%	0%	0%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	35%	45%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	35%	45%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	35%	45%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	50%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	50%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	50%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	20%	35%	45%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	0%	15%	30%	40%	45%	50%	50%	50%	50%

Table 6.10.13: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 4 (Vacant land)

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area (ha)	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	50%	50%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	15%	30%	45%	50%	50%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	35%	45%	50%	50%	50%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	15%	30%	45%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	45%	50%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	25%	40%	50%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	50%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	15%	35%	45%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	50%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	25%	40%	50%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	30%	45%	50%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	35%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	5%	25%	35%	45%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	45%	50%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	50%	50%	50%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	50%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	20%	35%	45%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	20%	35%	45%	50%	50%	50%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	50%	50%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	50%	50%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	15%	35%	45%	50%	50%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	20%	35%	45%	50%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	50%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	25%	40%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	40%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	40%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	30%	45%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	30%	45%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	30%	45%	50%	50%	50%	50%	50%	50%	50%

Affordable housing small sites contribution

6.16 The Council's adopted Local Plan Policy LP23 applies to development proposals which provide 10 or more units and it does not seek financial contributions from schemes providing 9 or fewer units. The economics of developments providing 10 units are not markedly different from units providing a lower quantum, but this distinction is clearly set by national policy. Other London boroughs have applied their affordable housing requirements to schemes of 9 or fewer units, securing contributions through payments in lieu rather than on-site delivery, due to the practical difficulties associated with delivering small numbers of affordable units.

6.17 In order to enhance the delivery of affordable housing across the Borough, the partial review will consider seeking financial contributions from schemes providing 9 or fewer units. The funds raised can then be used to fund delivery of affordable housing on Council-owned land, or to be used as grant funding to increase the level of affordable housing that can be delivered on larger developments. We have therefore tested the ability of small sites to absorb contributions towards affordable housing. Our development typologies include schemes providing fewer than 10 units and these typologies are incorporated within the testing of the affordable housing requirement. These schemes provide between 2 to 9 houses and 5 to 9 flats.

6.18 Our appraisals test the provision of affordable housing using a 'notional on-site' approach and the outputs are incorporated within tables 6.3.1 to 6.3.9 (reflecting the adopted Local Plan tenure mix of 50% rent and 50% shared ownership) and tables 6.10.1 to 6.10.9 (70% social rent and 30% shared ownership, in line with the emerging tenure requirement). Typologies 1 to 8 are all schemes providing fewer than 9 units and the appraisals indicate that in many cases, the emerging policy will be financially viable, should the Council wish to consider securing financial contributions from these sites.

6.19 Given the small scale of these types of development, it is likely that the bulk of sites that come forward for redevelopment will be backlands, former garage sites, parts of large back gardens and small storage yards. These sites will have benchmark land values towards the lower end of the range, which will mean that most small sites should be able to accommodate the full financial equivalent of 50% affordable housing. This applies equally to the emerging tenure mix of 70% social rent and 30% shared ownership, as can be seen in tables 6.10.12 and 6.10.13.

6.20 There are three main approaches to calculating payments in lieu. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.

6.21 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula would be as follows:

Formula for calculating payments in lieu

X = ((A – B) x C) – ((A x C) x D) where

X = the Payment in lieu

A = The market value of a square metre of floorspace in the development

B = The value of affordable housing per square metre of floorspace (reflecting the blend between affordable rent and shared ownership

C = the number of square metres that would be required on-site to meet the 10% or 20% target.

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing[18])

[18] Developer's profit it typically applied at between 17-20% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% to 14% (i.e. 17% or 20% less 6%).

6.22 If it is established to the Council's satisfaction that a development proposal could not viably provide 50% of units as affordable, a (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for an 8 unit development would require 4 units (50%) to be provided as affordable housing to meet the policy target. If it is agreed that only (say) 25% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 2 units of affordable housing.

6.23 The third approach is a tariff based system, in which a flat rate fee is charged per unit provided on the development. The tariff would need to be established, most likely using the first approach outlined above (i.e. a comparison of residuals), but then discounted below the maximum potential rate to allow for site specific differences in costs and benchmark land value. This type of approach is more straightforward to operate, but inevitably results in lower overall income than a more nuanced approach would raise.

Build for rent schemes

6.24 London Plan policy H11 (C) requires build for rent schemes to provide 35% affordable housing in perpetuity. Build to rent schemes are required to remain as rented housing for at least 15 years; developers are required to enter into a covenant that requires a clawback payment in the event of early sale.

6.25 Adopted Local Plan Policy LP30 'Build to rent' requires that in order to qualify for the 'Fast Track' route, proposals must provide 50% of the affordable housing as "l*ow-cost products*" and the remaining 50% at "*a range of genuinely affordable rents*". Where feasible in design terms, LP30 requires that the affordable housing be provided in a separate building or separate core and managed by a Registered Provider.

6.26 As noted earlier, build for rent is a relatively immature sector of the market with little information on viability metrics, although there has been some progress in achieving a greater level of transparency in the last few years. However, there is still ongoing debate on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is often suggested that build for rent units trade at a 5% to 10% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% lower for build for rent in comparison to build for sale. The combined impact can sometimes result in a 5-15% reduction in GDV (after adjusting for lower profit) in comparison to housing built for sale.

6.27 In order to test the viability of the typologies on the basis of a build to rent model, we have reduced the GDVs by 5% reflecting the factors outlined in the preceding paragraph to determine whether they can meet adopted Local Plan requirement to provide 50% affordable housing but with an alternative tenure mix. This substitutes the existing requirement in Policy LP30 (50% low-cost products, such as London Living Rent and 50% social rent) with 100% social rent. The results are attached as Appendix 13.

6.28 Clearly there are differences in outcomes between build for sale and build for rent schemes, with the latter generating lower residual values and (in some cases) lower affordable housing levels as a consequence. There are many circumstances where 50% affordable housing is viable (provided as 100% social rent), but many schemes can only provide lower levels of affordable housing. The results indicate that some build to rent schemes will need to opt to use the viability-tested route .

Impact of other Local Plan policies on affordable housing provision

6.29 Although the Council is not proposing any changes to non-housing policies through the partial Local Plan review, it has asked us to consider which other policies may impact on affordable housing and to test the extent of this impact to inform decision making.

6.30 In broad terms, the magnitude of impact of other plan policies is relatively modest in comparison to affordable housing, so changes to other policies are unlikely – in principle – to significantly change the level of affordable housing that schemes can provide. For example, the Council's residential CIL rate is currently £427.13 per square metre (after indexation), but providing an additional square metre of

affordable housing will typically 'cost' significantly more in terms of reduction in potential sales revenue. If the unrestricted market value is £8,500 per square metre and the blended affordable housing value is £3,000 per square metre, the reduction in revenue would equate to £5,500 per square metre, which is almost 13 times the impact of CIL.

6.31 We have tested the potential uplift in residual land values (and therefore the potential increase in capacity to provide affordable housing) arising from 'switching off' the following policy requirements:

- **Affordable workspace requirement**, which applies to the commercial element in mixed use schemes;
- **Net zero carbon requirements**, which we have replaced with the minimum London Plan offsetting requirement (which limits carbon reductions by 35% above 2021 Part L Building Regulations); and
- **Borough CIL.** Clearly the Council does not have any planning powers to remove or reduce the Mayoral CIL, so this remains unchanged at prevailing levels.

6.32 As noted in Section 2, the Council's emerging policy seeks 10% affordable workspace on major employment schemes, to be let at a discount to market rent of 20% (50% in the Nine Elms area). It is our understanding that the Council's intention is that this requirement will remain in place in perpetuity.

6.33 The Net Zero Carbon requirement is tested using the 3% uplift in build cost, as noted in paragraphs 4.15 to 4.17. When this allowance of on-site solutions to carbon reduction is removed, we have added back in the £95 per tonne offsetting charge, reflecting the minimum requirement in the London Plan.

6.34 We have assessed the impact of 'switching off' each of the policies individually and also collectively on the maximum viable affordable housing percentages, in comparison to a base position reflecting all of the policies 'switched on'.

6.35 The residual land values for each of the policies are attached as appendices 14, 15 and 16, and Appendix 17 shows the cumulative impact.

6.36 In tables 6.36.1 and 6.36.2, we compare the maximum viable percentage of affordable housing when each policy is 'switched off'. This can be compared to the base position (all policies on) in the same tables. These tables show the results for BLV 1 and BLV 2 only as there is little variability in affordable housing output when schemes with a mid-point sales value are tested against BLV 3 and BLV 4.

6.37 As can be noted in Table 6.36.1, there are relatively minor improvements in the viable percentages of affordable housing resulting from switching other policies off. For example, low density housing schemes (typologies 1, 2 and 3) would improve from 5% to 10% as a result of CIL being set to zero, but no further improvement from switching off the NZC requirement. These three schemes do not contain any employment floorspace, so there would be no benefit relating to the affordable workspace policy being switched off.

6.38 Similarly, Typology 11 (a mixed use scheme incorporating affordable workspace) has a viable affordable housing output of 5% when tested against BLV 1. This would improve to 15% if the CIL were set to zero. However, the affordable housing percentage would not change if the affordable workspace and net zero carbon policies were switched off.

6.39 Clearly these policies are justified and appropriate as indicated by their inclusion in a plan adopted just last year. Together, these policies contribute towards meeting the wider objectives of that Local Plan, beyond maximising affordable housing delivery.

6.40 CIL in particular generates an important revenue stream to fund infrastructure that will support growth and setting this to zero would result in a significant loss of income from schemes that could already meet other policies requirements.

Table 6.36.1: Impact of 'switching off' affordable workspace, CIL and net zero carbon policies on viable affordable housing percentages (BLV 1)

BLV 1 — **70% social rent, 30% shared ownership**

LP Ref	Site	No of units	Gross site area	All on	CIL off	AW off	NZC off	All off
1	Low density housing scheme (2 houses)	2	0.05	5%	10%	5%	5%	10%
2	Low density housing scheme (4 houses)	4	0.10	5%	10%	5%	5%	10%
3	Low density housing scheme (9 houses)	9	0.23	5%	10%	5%	5%	10%
4	Medium density flatted scheme (5 flats)	5	0.03	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	35%	40%	35%	35%	45%
10	Medium density flatted scheme (600 flats)	600	2.49	25%	35%	25%	25%	35%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	5%	15%	5%	5%	15%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	20%	30%	20%	25%	30%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	35%	40%	35%	35%	45%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	45%	50%	45%	45%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	45%	50%	45%	45%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	40%	45%	40%	45%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	35%	40%	35%	35%	45%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	40%	45%	40%	40%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	20%	30%	25%	25%	30%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	10%	20%	10%	10%	20%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	25%	30%	25%	25%	30%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	5%	15%	5%	5%	15%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	35%	40%	35%	35%	45%
30	Intensification scheme (industrial with 12 flats)	12	0.39	20%	25%	25%	20%	30%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	35%	45%	40%	40%	45%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	45%	50%	45%	45%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	35%	45%	35%	40%	45%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	10%	20%	10%	10%	20%
35	High density mixed use flatted scheme (30 flats)	30	0.08	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	45%	50%	45%	45%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	40%	45%	40%	40%	45%
38	High density mixed use flatted scheme (400 flats)	400	1.13	40%	45%	40%	40%	45%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	45%	50%	45%	45%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	45%	50%	45%	45%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	45%	50%	45%	45%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	35%	45%	35%	40%	45%
47	High density extracare flatted scheme (60 flats)	60	0.20	40%	50%	40%	40%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	45%	50%	45%	45%	50%

Table 6.36.2: Impact of 'switching off' affordable workspace, CIL and net zero carbon policies on viable affordable housing percentages (BLV 2)

BLV 2

					70% social rent, 30% shared ownership			
LP Ref	Site	No of units	Gross site area	All on	CIL off	AW off	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	40%	45%	40%	40%	45%
2	Low density housing scheme (4 houses)	4	0.10	40%	45%	40%	40%	45%
3	Low density housing scheme (9 houses)	9	0.23	40%	45%	40%	40%	45%
4	Medium density flatted scheme (5 flats)	5	0.03	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	40%	45%	40%	40%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	30%	40%	30%	30%	40%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	35%	45%	35%	35%	45%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	45%	50%	45%	45%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	30%	40%	30%	30%	40%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	40%	45%	40%	40%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	25%	35%	25%	25%	35%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	45%	50%	45%	45%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	30%	40%	30%	30%	40%
35	High density mixed use flatted scheme (30 flats)	30	0.08	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	45%	50%	45%	45%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	45%	50%	45%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%

7 Conclusions and recommendations

7.1 The NPPF states that "*Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan*". This report and its supporting appendices test the ability of development typologies in Wandsworth Borough to support the emerging policies in the Local Plan partial review while making contributions to infrastructure that will support growth through CIL. This seeks to vary the affordable housing tenure mix from 50% social rent and 50% intermediate products to 70% social rent and 30% intermediate products. At the same time, the Council is seeking to maximise the overall delivery of affordable housing to achieve a 50% overall target.

7.2 Our analysis results in the following conclusions.

Key question 1: Can developments in Wandsworth accommodate the emerging tenure mix?

7.3 In the context of London Plan policy H5 (which makes explicit provision for schemes to provide the maximum viable proportion of affordable housing up to the strategic 50% target), there is no minimum number of viable outcomes in viability testing to support an emerging Local Plan policy. Furthermore, Wandsworth has an adopted Local Plan Policy (LP23) that already establishes a 50% target (incorporating the London Plan Fast Track threshold at 35%), so the validity of this target is not subject to further scrutiny as part of the review.

7.4 The Council's partial review seeks to amend the tenure mix of the affordable housing from 50% social rent and 50% shared ownership to 70% social rent and 30% intermediate products. As an aside (and not justification in itself), this change will bring Wandsworth's policy requirement into line with most other London boroughs which already have targets at 70% / 30%. In this regard, Wandsworth's adopted Local Plan policy is something of an exception.

7.5 They key question is therefore whether or not this change in tenure will have a significant impact on the ability of developments in Wandsworth to meet the strategic 50% affordable housing target. Our appraisals indicate that the change to tenure mix will have limited impacts on the viable percentage of affordable housing in most development scenarios. In situations where there is an impact, this is likely to be modest, with the viable level of affordable housing falling by up to 5%.

Key question 2: How can affordable housing output be maximised in Wandsworth?

7.6 Our appraisals indicate that a majority of typologies tested, particularly those brought forward on sites in secondary retail use, secondary industrial use and backlands could viably provide 40%, to 50% affordable housing in many cases. Given the nature of the Borough, these are the types of site that are most likely to be released for development as the existing use values are lower. In this context, retaining the current Fast Track threshold of 35% would result in these types of sites (which could have delivered more affordable housing) not being required to do so. This in turn could justify removing the 35% Fast Track threshold.

7.7 Our appraisals indicate that the most viable scenarios will occur where sites with the lowest benchmark land values are brought forward for development. Clearly, this is not something that the Council can really address through policy, as this is almost entirely dependent on the actions taken by individual landowners. In particular, the types of sites that actually come forward for development over the plan period will be determined by landowners' decision making on retention of existing uses versus redevelopment. There is little the Council can do to encourage the 'right' types of sites to come forward, other than regular dialogue with landowners and providing appropriate pre-application support through development management.

7.8 There is, however, always a balance to be struck between maximising policy objectives and the returns sought by landowners. If owners have options to bring sites forward for uses other than residential (or residential-led mixed use), then the value of alternative uses will also be a consideration. The delivery of affordable housing may therefore need to be tempered in lower value

areas in particular to avoid land being brought forward for non-residential uses

7.9 A significant number of London boroughs have introduced Local Plan policies which require developments providing fewer than 10 units to make financial contributions towards affordable housing. Given the small scale of these types of development, it is likely that the bulk of sites that come forward for development will be backlands, former garage sites, parts of large back gardens and small storage yards. These sites will typically have benchmark land values at the lower end of the range, which will mean that most small sites should be able to accommodate the full financial equivalent of 50% affordable housing. The Council would therefore be able to seek contributions from small developments in a majority of cases. We have suggests approaches for calculating contributions in this report

7.10 London boroughs have seen an increase in applications for student housing in recent years, which divert sites that could have been developed for conventional housing to this alternative use. This reduces the potential delivery of affordable housing. Some boroughs have sought to reduce the impact on affordable housing supply of this 'leakage' of sites from conventional housing by introducing policies that require student housing to provide an element of 'conventional' C3 affordable housing. For example, LB Southwark requires that purpose built student housing schemes provide 35% conventional C3 affordable housing, with 35% of the remaining student accommodation let at affordable student rents. This policy is applied on a 'subject to viability' basis, in line with its other Local Plan policies relating to affordable housing. Clearly, this is an option that Wandsworth could consider if it anticipates a significant increase in the number of sites being brought forward as purpose built student accommodation.

Key question 3: Should the Council consider a zonal approach to affordable housing with different affordable housing targets?

7.11 Some councils which operate more of a fixed or 'quota' approach to affordable housing obligations have set (or have considered setting) zonal approaches to affordable housing to reflect different circumstances within their areas. This is typically more appropriate for district councils with fairly homogenous development typologies, the only variation being achievable sales values.

7.12 The difficulty of such an approach in any London Borough (including Wandsworth) is that there is variability not only in achievable sales values, but also type of development and benchmark land value. Significant variations in benchmark land value can mean that development proposals can be viable with full policy requirements in the lowest value areas and, conversely, schemes may struggle to meet policy requirements in the higher value areas.

7.13 In urban areas, there are also practical difficulties associated with defining appropriate boundaries for the different zones as sub-markets are rarely neatly defined, unless significant physical barriers exist (such as railways or major highways. This would inevitably result in challenges from owners on the boundaries of sites zones, seeking to argue for adjustments so that their sites are moved into a zone with lower affordable housing requirements.

7.14 A further consideration is how a zonal approach in an individual London Borough would conform with the requirements of the London Plan. In particular, it would be required to be in general conformity with the Fast Track threshold approach, which implies fairly limited local discretion on affordable housing targets.

7.15 To date, other London Boroughs have opted for single strategic affordable housing targets (as has Wandsworth), primarily for the reasons set out in the previous paragraphs. Similarly, the various iterations of the London Plan have always only set a single London-wide strategic affordable housing target, despite the significant variation in sales values across the capital.

Key question 4: Do any of the other adopted policies have a significant impact on the level of affordable housing that can be secured?

7.16 Clearly the adopted Local Plan incorporates a range of policies which collectively impact on the residual land values generated by developments. In cases where new development generates a significant surplus above existing use value, the cumulative impact of these policies can be

accommodated. However, there is variability in existing use value and in some cases, the uplift generated by new development is more limited and not all policy requirements can be accommodated in full.

7.17 Affordable housing requirements take up the vast majority of the uplift above existing use value, so other policies have a relatively limited impact on the percentages of affordable housing that can be secured. Our testing indicates that where scheme viability is marginal, reducing CIL to zero, switching off affordable workspace requirements, and reducing net zero carbon requirements will only have a limited positive impact on affordable housing delivery (in the region of 10%).

Key question 5: Should the Council adopt a variable approach to affordable housing targets over the plan period?

7.18 Other boroughs have adopted Local Plan policies which start at relatively low levels (based on a 'best fit' of viability outcomes at the point plan policies are tested) with a mechanism for reviewing targets over the plan period in order that they can be 'stepped' upwards over the plan period.

7.19 The main drawback with such an approach is that schemes that could have provided more affordable housing would not be required to do so and the Council would miss out on the opportunity to maximise delivery over the plan period. Furthermore, the land market would start to reflect the reduced target, which would inflate landowner expectations and cause difficulties for local authorities in securing the provision of affordable housing.

7.20 The preferable option is to set an ambitious target that cannot necessarily be met by every development at the outset. While this may involve more viability testing at the development management stage than a lower target would, each scheme will provide the maximum viable percentage of affordable housing, leading to higher overall delivery than would otherwise have been the case.

Additional observations

7.21 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in most circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.

7.22 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.

7.23 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

Appendix 1 - Site details

1	2	3	4	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
WANDSWORTH LOCAL PLAN VIABILITY TESTING												**Floor areas - proposed (sqm)**										
		Gross	Net site		No of	No of	Resi costs	Resi costs	GIA	GIA				Note: B1 office inlcudes B1(b)							Total resi	Total resi FS
Site ref	Typology description	Site area	area	Heights	Houses	Flats	Houses	Flats	Houses	flats		Retail A1-A5	Retail S'Mark	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi inst	D1	D2	units	
1	Low density housing scheme (2 houses)	0.05	0.05	2	2		1,873	2,163	169	-		-	-	-	-	-	-	-	-	-	2	169
2	Low density housing scheme (4 houses)	0.10	0.10	2	4		1,873	2,163	338	-		-	-	-	-	-	-	-	-	-	4	338
3	Low density housing scheme (9 houses)	0.23	0.23	2	9		1,873	2,163	760	-		-	-	-	-	-	-	-	-	-	9	760
4	Medium density flatted sheme (5 flats)	0.03	0.03	3		5	1,873	2,163	-	422		-	-	-	-	-	-	-	-	-	5	422
5	Medium density flatted scheme (7 flats)	0.04	0.04	4		7	1,873	2,163	-	591		-	-	-	-	-	-	-	-	-	7	591
6	Medium density flatted scheme (9 flats)	0.06	0.06	3		9	1,873	2,163	-	760		-	-	-	-	-	-	-	-	-	9	760
7	Medium density flatted scheme (30 flats)	0.15	0.15	5		30	1,873	2,163	-	2,533		-	-	-	-	-	-	-	-	-	30	2,533
8	Medium density flatted scheme (75 flats)	0.38	0.38	5		75	1,873	2,163	-	6,333		-	-	-	-	-	-	-	-	-	75	6,333
9	Medium density flatted scheme (250 flats)	1.47	1.47	5		250	1,873	2,163	-	21,109		-	-	-	-	-	-	-	-	-	250	21,109
10	Medium density flatted scheme (600 flats)	2.49	2.49	6		600	1,873	2,555	-	50,663		-	-	-	-	-	-	-	-	-	600	50,663
11	Medium density mixed use flatted scheme (200 flats)	1.98	1.98	6		200	1,873	2,555	-	16,888		2,000	1,000	1,000	-	-	-	-	-	-	200	16,888
12	Medium density mixed use flatted scheme (400 flats)	1.95	1.95	6		400	1,873	2,555	-	33,775		1,200	300	-	-	-	-	-	-	-	400	33,775
13	Medium density mixed use flatted scheme (80 flats)	1.03	1.03	6		80	1,873	2,555	-	6,755		200	-	5,000	-	5,000	-	-	-	-	80	6,755
14	Intensification scheme (industrial with 9 flats)	0.29	0.29	3		9	1,873	2,163	-	760		-	-	-	-	4,000	-	-	-	-	9	760
15	Medium density mixed use flatted scheme (30 flats)	0.24	0.24	4		30	1,873	2,163	-	2,533		400	-	-	-	-	-	-	-	-	30	2,533
16	Medium density mixed use flatted scheme (75 flats)	0.29	0.29	8		75	1,873	2,555	-	6,333		-	-	-	-	2,000	-	-	-	-	75	6,333
17	Medium density mixed use flatted scheme (150 flats)	0.72	0.72	8		150	1,873	2,555	-	12,666		-	-	2,000	-	-	-	-	-	-	150	12,666
18	High density mixed use flatted scheme (300 flats)	0.76	0.76	10		300	1,873	2,555	-	25,331		-	-	5,000	-	-	-	-	-	-	300	25,331
19	Medium density mixed use flatted scheme (50 flats)	0.29	0.29	6		50	1,873	2,555	-	4,222		-	-	1,300	-	-	-	-	-	-	50	4,222
20	High density mixed use flatted scheme (150 flats)	0.48	0.48	10		150	1,873	2,555	-	12,666		-	-	5,000	-	-	-	-	-	-	150	12,666
21	High density mixed use flatted scheme (480 flats)	1.52	1.52	9		480	1,873	2,555	-	40,530		-	-	7,000	-	-	-	-	-	-	480	40,530
22	Medium density mixed use flatted scheme (100 flats)	0.51	0.51	6		100	1,873	2,555	-	8,444		2,000	-	-	-	-	-	-	-	-	100	8,444
23	High density mixed use flatted scheme (450 flats)	1.02	1.02	10		450	1,873	2,555	-	31,563		-	-	-	-	3,000	-	-	-	-	450	31,563
24	Medium density mixed use flatted scheme (40 flats)	0.60	0.60	4		40	1,873	2,163	-	2,806		3,000	-	700	-	-	-	-	-	-	40	2,806
25	Medium density mixed use flatted scheme (250 flats)	2.30	2.30	8		250	1,873	2,555	-	21,109		650	-	1,600	-	-	-	-	-	-	250	21,109
26	Medium density mixed use flatted scheme (250 flats)	1.79	1.79	8		250	1,873	2,555	-	21,109		400	-	-	-	2,000	-	-	-	-	250	21,109
27	Medium density mixed use flatted scheme (140 flats)	0.60	0.60	8		140	1,873	2,555	-	11,821		3,000	-	4,000	-	-	-	-	-	-	140	11,821
28	Medium density mixed use flatted scheme (600 flats)	3.51	3.51	8		600	1,873	2,555	-	50,663		7,000	3,000	-	-	1,000	-	-	-	-	600	50,663
29	Medium density mixed use flatted scheme (500 flats)	2.81	2.81	6		500	1,873	2,555	-	42,219		800	-	-	-	3,500	-	-	-	-	500	42,219
30	Intensification scheme (industrial with 12 flats)	0.39	0.39	3		12	1,873	2,163	-	1,013		-	-	500	-	2,500	-	-	-	-	12	1,013
31	Medium density mixed use flatted scheme (350 flats)	2.19	2.19	6		350	1,873	2,555	-	29,553		-	-	7,500	-	15,000	-	-	-	-	350	29,553
32	Medium density mixed use flatted scheme (180 flats)	1.25	1.25	4		180	1,873	2,163	-	15,199		700	500	500	-	-	-	-	-	-	180	15,199
33	High density mixed use flatted scheme (500 flats)	1.42	1.42	10		500	1,873	2,555	-	42,219		2,000	-	5,500	-	-	-	-	-	-	500	42,219
34	Medium density mixed use flatted scheme (1750 flats)	10.63	10.63	15		1,750	1,873	2,555	-	147,766		12,000	3,000	3,500	-	-	-	-	-	-	1,750	147,766
35	High density mixed use flatted scheme (30 flats)	0.08	0.08	10		30	1,873	2,555	-	2,533		-	-	500	-	-	-	-	-	-	30	2,533
36	Medium density mixed use flatted scheme (50 flats)	0.37	0.37	4		50	1,873	2,163	-	4,222		-	-	-	-	-	-	-	-	-	50	4,222
37	High density mixed use flatted scheme (400 flats)	1.06	1.06	8		400	1,873	2,555	-	33,775		-	-	-	-	-	-	-	-	-	400	33,775
38	High density mixed use flatted scheme (400 flats)	1.13	1.13	10		400	1,873	2,555	-	33,775		2,500	500	-	-	-	-	-	-	-	400	33,775
39	Medium density mixed use flatted scheme (100 flats)	0.50	0.50	8		100	1,873	2,555	-	8,444		-	-	3,000	-	-	-	-	-	-	100	8,444
40	High density mixed use flatted scheme (350 flats)	0.93	0.93	15		350	1,873	2,555	-	29,553		400	-	1,300	-	-	-	-	-	-	350	29,553
41	Purpose Built Student Accommodation (high density) 100 units	0.05	0.05	10		-	1,873	2,555	-	-		-	-	-	-	-	-	3,750	-	-	-	-
42	Purpose Built Student Accommodation (medium density) 100 units	0.15	0.15	5		-	1,873	2,163	-	-		-	-	-	-	-	-	3,750	-	-	-	-
43	High density retirement flatted scheme (60 flats)	0.20	0.20	4		60	1,873	2,163	-	5,066		-	-	-	-	-	-	-	-	-	60	5,066
44	High density retirement flatted scheme (70 flats)	0.20	0.20	4		70	1,873	2,163	-	5,911		-	-	-	-	-	-	-	-	-	70	5,911
45	High density retirement flatted scheme (80 flats)	0.20	0.20	4		80	1,873	2,163	-	-		-	-	-	-	-	-	-	-	-	80	-
46	Medium density extracare flatted scheme (50 flats)	0.20	0.20	4		50	1,873	2,163	-	4,222		-	-	-	-	-	-	-	-	-	50	4,222
47	High density extracare flatted scheme (60 flats)	0.20	0.20	4		60	1,873	2,163	-	5,066		-	-	-	-	-	-	-	-	-	60	5,066
48	High density extracare flatted scheme (70 flats)	0.20	0.20	4		70	1,873	2,163	-	5,911		-	-	-	-	-	-	-	-	-	70	5,911

1	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58
WANDSWOR	CIL (rate per sqm)											S106 (per sqm for commercial; per unit for resi									
											E&T										
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	cost	Retail A1-A	Retail S'Ma	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
2	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
3	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
4	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
5	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
6	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
7	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
8	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
9	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
10	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
11	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	176,905	25	25	25	25	25	25	25	25	25	2,500
12	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	57,776	25	25	25	25	25	25	25	25	25	2,500
13	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	356,514	25	25	25	25	25	25	25	25	25	2,500
14	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	40,857	25	25	25	25	25	25	25	25	25	2,500
15	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	15,053	25	25	25	25	25	25	25	25	25	2,500
16	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	20,429	25	25	25	25	25	25	25	25	25	2,500
17	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	119,167	25	25	25	25	25	25	25	25	25	2,500
18	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	297,917	25	25	25	25	25	25	25	25	25	2,500
19	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	77,458	25	25	25	25	25	25	25	25	25	2,500
20	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	297,917	25	25	25	25	25	25	25	25	25	2,500
21	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	417,083	25	25	25	25	25	25	25	25	25	2,500
22	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	75,263	25	25	25	25	25	25	25	25	25	2,500
23	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	30,643	25	25	25	25	25	25	25	25	25	2,500
24	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	154,603	25	25	25	25	25	25	25	25	25	2,500
25	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	119,794	25	25	25	25	25	25	25	25	25	2,500
26	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	35,481	25	25	25	25	25	25	25	25	25	2,500
27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	351,228	25	25	25	25	25	25	25	25	25	2,500
28	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	399,812	25	25	25	25	25	25	25	25	25	2,500
29	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	65,855	25	25	25	25	25	25	25	25	25	2,500
30	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	55,327	25	25	25	25	25	25	25	25	25	2,500
31	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	600,089	25	25	25	25	25	25	25	25	25	2,500
32	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	77,163	25	25	25	25	25	25	25	25	25	2,500
33	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	402,971	25	25	25	25	25	25	25	25	25	2,500
34	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	786,297	25	25	25	25	25	25	25	25	25	2,500
35	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	29,792	25	25	25	25	25	25	25	25	25	2,500
36	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
37	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
38	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	115,108	25	25	25	25	25	25	25	25	25	2,500
39	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	178,750	25	25	25	25	25	25	25	25	25	2,500
40	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	92,511	25	25	25	25	25	25	25	25	25	2,500
41	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
42	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
43	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
44	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
45	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
46	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
47	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500
48	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	69.27	-	25	25	25	25	25	25	25	25	25	2,500

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78
WANDSWOR	Rents									Cap val	Yields									n/a
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
2	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
3	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
4	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
5	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
6	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
7	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
8	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
9	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
10	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
11	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
12	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
13	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
14	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
15	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
16	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
17	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
18	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
19	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
20	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
21	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
22	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
23	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
24	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
25	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
26	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
27	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
28	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
29	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
30	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
31	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
32	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
33	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
34	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
35	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
36	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
37	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
38	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
39	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
40	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
41	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
42	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
43	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
44	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
45	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
46	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
47	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	
48	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%	

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
WANDSWOR	Build costs										Net to gross											
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi ins	D1	D2	GF infra % costs	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278
1	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	169	2,000
2	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	338	4,000
3	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	760	9,000
4	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	422	5,000
5	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	591	7,000
6	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	760	9,000
7	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	2,533	30,000
8	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	6,333	75,000
9	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77.5%	21,109	250,000
10	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	50,663	600,000
11	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80.0%	20,888	260,000
12	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77.5%	35,275	422,500
13	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	16,955	233,000
14	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	4,760	69,000
15	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	2,933	36,000
16	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	8,333	105,000
17	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	14,666	180,000
18	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77.5%	30,331	375,000
19	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	5,522	69,500
20	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	17,666	225,000
21	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	47,530	585,000
22	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	10,444	130,000
23	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	34,563	495,000
24	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	6,506	95,500
25	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80.0%	23,359	283,750
26	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80.0%	23,509	286,000
27	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	18,821	245,000
28	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70.0%	61,663	765,000
29	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	46,519	564,500
30	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	4,013	57,000
31	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77.5%	52,053	687,500
32	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	16,899	205,500
33	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	49,719	612,500
34	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	166,266	2,027,500
35	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	3,033	37,500
36	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	4,222	50,000
37	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	33,775	400,000
38	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	36,775	445,000
39	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	11,444	145,000
40	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77.5%	31,253	375,500
41	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	3,750	56,250
42	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	3,750	56,250
43	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70.0%	5,066	60,000
44	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70.0%	5,911	70,000
45	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70.0%	-	80,000
46	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	67.5%	4,222	50,000
47	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	67.5%	5,066	60,000
48	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	67.5%	5,911	70,000

1	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
WANDSWOR	**Build start (QUARTERS)**										**Build period (QUARTERS)**									
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
2	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
3	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
4	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
5	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
6	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
7	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
8	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
9	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
10	2	2	2	2	2	2	2	2	2	2	20	20	20	20	20	20	20	20	20	20
11	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
12	2	2	2	2	2	2	2	2	2	2	12	12	12	12	12	12	12	12	12	12
13	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
14	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
15	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
16	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
17	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
18	2	2	2	2	2	2	2	2	2	2	17	17	17	17	17	17	17	17	17	17
19	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
20	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
21	2	2	2	2	2	2	2	2	2	2	21	21	21	21	21	21	21	21	21	21
22	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
23	2	2	2	2	2	2	2	2	2	2	18	18	18	18	18	18	18	18	18	18
24	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
25	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
26	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
27	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
28	2	2	2	2	2	2	2	2	2	2	25	25	25	25	25	25	25	25	25	25
29	2	2	2	2	2	2	2	2	2	2	20	20	20	20	20	20	20	20	20	20
30	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
31	2	2	2	2	2	2	2	2	2	2	15	15	15	15	15	15	15	15	15	15
32	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
33	2	2	2	2	2	2	2	2	2	2	19	19	19	19	19	19	19	19	19	19
34	2	2	2	2	2	2	2	2	2	2	25	25	25	25	25	25	25	25	25	25
35	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
36	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
37	2	2	2	2	2	2	2	2	2	2	17	17	17	17	17	17	17	17	17	17
38	2	2	2	2	2	2	2	2	2	2	17	17	17	17	17	17	17	17	17	17
39	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
40	2	2	2	2	2	2	2	2	2	2	15	15	15	15	15	15	15	15	15	15
41	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
42	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
43	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
44	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
45	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
46	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
47	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
48	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174	175
WANDSWOR	Investment sale (QUARTERS)										Resi sales period (qtrs)	Sales period start	Area		On-site AH	% AH rented				
														% of PRS				BNG cost	Car parking space	Carbon offset
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi	Resi	Resi		units			Roof area			
1	6	6	6	6	6	6	6	6	6		1.00	6		0.00%	50%	50%	42.22	0.2%	100%	12,225
2	6	6	6	6	6	6	6	6	6		1.00	6		0.00%	50%	50%	84.44	0.2%	50%	24,450
3	6	6	6	6	6	6	6	6	6		1.00	6		0.00%	50%	50%	189.98	0.2%	30%	55,012
4	6	6	6	6	6	6	6	6	6		1.00	6		0.00%	50%	50%	46.91	0.2%	30%	30,562
5	6	6	6	6	6	6	6	6	6		1.00	6		0.00%	50%	50%	36.94	0.2%	30%	42,787
6	6	6	6	6	6	6	6	6	6		1.00	6		0.00%	50%	50%	84.44	0.2%	20%	55,012
7	8	8	8	8	8	8	8	8	8		2.00	8		0.00%	50%	50%	101.33	0.2%	20%	183,373
8	10	10	10	10	10	10	10	10	10		4.00	10		0.00%	50%	50%	253.31	0.2%	20%	458,432
9	10	10	10	10	10	10	10	10	10		10.00	10		0.00%	50%	50%	844.38	0.2%	100%	1,528,108
10	22	22	22	22	22	22	22	22	22		20.00	10		0.00%	50%	50%	1,407.29	0.2%	50%	3,667,458
11	10	10	10	10	10	10	10	10	10		10.00	10		0.00%	50%	50%	580.21	0.2%	30%	1,512,046
12	14	14	14	14	14	14	14	14	14		20.00	10		0.00%	50%	50%	979.86	0.2%	30%	2,553,557
13	10	10	10	10	10	10	10	10	10		4.00	10		0.00%	50%	50%	470.97	0.2%	30%	1,227,372
14	8	8	8	8	8	8	8	8	8		1.00	8		0.00%	50%	50%	528.88	0.2%	20%	344,572
15	8	8	8	8	8	8	8	8	8		1.00	8		0.00%	50%	50%	183.32	0.2%	20%	212,329
16	8	8	8	8	8	8	8	8	8		4.00	8		0.00%	50%	50%	130.20	0.2%	20%	603,212
17	10	10	10	10	10	10	10	10	10		8.00	10		0.00%	50%	50%	229.15	0.2%	100%	1,061,645
18	19	19	19	19	19	19	19	19	19		17.00	10		0.00%	50%	50%	303.31	0.2%	50%	2,195,679
19	10	10	10	10	10	10	10	10	10		3.00	10		0.00%	50%	50%	153.39	0.2%	30%	399,729
20	10	10	10	10	10	10	10	10	10		8.00	10		0.00%	50%	50%	176.66	0.2%	30%	1,278,815
21	23	23	23	23	23	23	23	23	23		20.00	10		0.00%	50%	50%	586.79	0.2%	30%	3,440,697
22	10	10	10	10	10	10	10	10	10		5.00	10		0.00%	50%	50%	290.10	0.2%	20%	756,023
23	20	20	20	20	20	20	20	20	20		18.00	10		0.00%	50%	50%	345.63	0.2%	20%	2,502,036
24	10	10	10	10	10	10	10	10	10		2.00	10		0.00%	50%	50%	406.60	0.2%	20%	470,942
25	10	10	10	10	10	10	10	10	10		9.00	10		0.00%	50%	50%	364.99	0.2%	100%	1,690,985
26	10	10	10	10	10	10	10	10	10		9.00	10		0.00%	50%	50%	367.33	0.2%	50%	1,701,844
27	10	10	10	10	10	10	10	10	10		6.00	10		0.00%	50%	50%	294.08	0.2%	30%	1,362,470
28	27	27	27	27	27	27	27	27	27		25.00	10		0.00%	50%	50%	963.48	0.2%	30%	4,463,748
29	22	22	22	22	22	22	22	22	22		20.00	10		0.00%	50%	50%	1,292.19	0.2%	30%	3,367,492
30	8	8	8	8	8	8	8	8	8		1.00	8		0.00%	50%	50%	445.92	0.2%	20%	290,519
31	17	17	17	17	17	17	17	17	17		15.00	10		0.00%	50%	50%	1,445.92	0.2%	100%	3,768,126
32	10	10	10	10	10	10	10	10	10		8.00	10		0.00%	50%	50%	1,056.17	0.2%	30%	1,223,301
33	21	21	21	21	21	21	21	21	21		19.00	10		0.00%	50%	50%	497.19	0.2%	30%	3,599,140
34	27	27	27	27	27	27	27	27	27		25.00	10		0.00%	50%	50%	738.96	0.2%	30%	12,035,969
35	10	10	10	10	10	10	10	10	10		2.00	10		0.00%	50%	50%	30.33	0.2%	20%	219,568
36	10	10	10	10	10	10	10	10	10		3.00	10		0.00%	50%	50%	263.87	0.2%	20%	305,622
37	19	19	19	19	19	19	19	19	19		17.00	10		0.00%	50%	50%	527.73	0.2%	20%	2,444,972
38	19	19	19	19	19	19	19	19	19		17.00	10		0.00%	50%	50%	367.75	0.2%	20%	2,662,142
39	10	10	10	10	10	10	10	10	10		4.00	10		0.00%	50%	50%	178.81	0.2%	20%	828,413
40	17	17	17	17	17	17	17	17	17		15.00	10		0.00%	50%	50%	138.90	0.2%	20%	2,262,414
41	10	10	10	10	10	10	10	10	10		1.00	10		0.00%	0%	50%	37.50	0.2%	20%	271,463
42	10	10	10	10	10	10	10	10	10		1.00	10		0.00%	0%	50%	150.00	0.2%	20%	271,463
43	8	8	8	8	8	8	8	8	8		4.00	8		0.00%	50%	50%	316.64	0.2%	20%	366,746
44	8	8	8	8	8	8	8	8	8		4.00	8		0.00%	50%	50%	369.41	0.2%	20%	427,870
45	8	8	8	8	8	8	8	8	8		4.00	8		0.00%	50%	50%	-	0.2%	20%	-
46	8	8	8	8	8	8	8	8	8		4.00	8		0.00%	50%	50%	263.87	0.2%	20%	305,622
47	8	8	8	8	8	8	8	8	8		4.00	8		0.00%	50%	50%	316.64	0.2%	20%	366,746
48	8	8	8	8	8	8	8	8	8		4.00	8		0.00%	50%	50%	369.41	0.2%	20%	427,870

Appendix 2 - Land Registry sales data

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
74, Eccles Road SW11 1LX	SW11 1LX	SW11 1	21/11/2022	£918,000	£863,956	FALSE	Terraced	156	£5,885	£5,538	Freehold
Flat 5, St. Johns Hill Court, 144 - 146, St Johns Hill SW11 1SN	SW11 1SN	SW11 1	14/04/2023	£189,750	£188,684	FALSE	Flat	33	£5,750	£5,718	Leasehold
6b, Battersea Rise SW11 1ED	SW11 1ED	SW11 1	24/06/2022	£500,000	£480,108	FALSE	Flat	82	£6,098	£5,855	Leasehold
14, Boutflower Road SW11 1RE	SW11 1RE	SW11 1	15/12/2023	£1,242,000	£1,190,293	FALSE	Terraced	196	£6,337	£6,073	Freehold
Flat C, 106, St Johns Hill SW11 1SH	SW11 1SH	SW11 1	14/02/2023	£660,000	£641,281	FALSE	Flat	101	£6,535	£6,349	Leasehold
3a, Barnard Road SW11 1QT	SW11 1QT	SW11 1	21/12/2023	£615,000	£598,104	FALSE	Flat	91	£6,758	£6,573	Leasehold
261a, Lavender Hill SW11 1JD	SW11 1JD	SW11 1	24/11/2023	£550,000	£527,166	FALSE	Flat	79	£6,962	£6,673	Leasehold
Flat 1, 75, St Johns Hill SW11 1SX	SW11 1SX	SW11 1	21/06/2022	£740,000	£710,561	FALSE	Flat	106	£6,981	£6,703	Leasehold
Flat A, 18, Barnard Mews SW11 1QU	SW11 1QU	SW11 1	25/05/2022	£420,000	£404,388	FALSE	Flat	60	£7,000	£6,740	Leasehold
75, Elspeth Road SW11 1DP	SW11 1DP	SW11 1	18/03/2024	£935,000	£935,000	FALSE	Terraced	137	£6,825	£6,825	Freehold
3b, Boutflower Road SW11 1RE	SW11 1RE	SW11 1	17/11/2023	£775,000	£742,825	FALSE	Flat	108	£7,176	£6,878	Leasehold
Flat 1, 31, Comyn Road SW11 1QB	SW11 1QB	SW11 1	20/12/2022	£562,000	£545,063	FALSE	Flat	79	£7,114	£6,900	Leasehold
2, Aliwal Mews SW11 1RA	SW11 1RA	SW11 1	23/05/2023	£1,250,000	£1,247,650	FALSE	Flat	179	£6,983	£6,970	Freehold
Flat 2, 133, Lavender Sweep SW11 1EA	SW11 1EA	SW11 1	20/12/2023	£325,000	£316,071	FALSE	Flat	45	£7,222	£7,024	Leasehold
89, Battersea Rise SW11 1HW	SW11 1HW	SW11 1	24/07/2023	£283,000	£282,203	FALSE	Flat	40	£7,075	£7,055	Leasehold
12 The Courtyard, Alexander Studios, Haydon Way SW11 1YF	SW11 1YF	SW11 1	24/07/2023	£1,080,000	£1,076,958	FALSE	Flat	151	£7,152	£7,132	Leasehold
Flat 12, 303 - 309, Lavender Hill SW11 1LN	SW11 1LN	SW11 1	17/02/2023	£530,000	£512,161	FALSE	Flat	70	£7,571	£7,317	Leasehold
2c, Hafer Road SW11 1HF	SW11 1HF	SW11 1	22/05/2023	£1,500,000	£1,497,180	FALSE	Flat	203	£7,389	£7,375	Leasehold
27a, Battersea Rise SW11 1HG	SW11 1HG	SW11 1	21/11/2022	£557,500	£534,837	FALSE	Flat	72	£7,743	£7,428	Leasehold
31, Eckstein Road SW11 1QE	SW11 1QE	SW11 1	20/11/2023	£1,385,000	£1,301,335	FALSE	Terraced	173	£8,006	£7,522	Freehold
1, Aliwal Mews SW11 1RA	SW11 1RA	SW11 1	18/09/2023	£975,000	£926,693	FALSE	Terraced	123	£7,927	£7,534	Freehold
16a, Elspeth Road SW11 1DS	SW11 1DS	SW11 1	24/10/2022	£367,000	£346,756	FALSE	Flat	46	£7,978	£7,538	Leasehold
Flat 4, Wellington Court, 53, Chivalry Road SW11 1HX	SW11 1HX	SW11 1	26/07/2022	£350,000	£334,865	FALSE	Flat	44	£7,955	£7,611	Leasehold
Flat 5, Fineran Court, St Johns Hill SW11 1SG	SW11 1SG	SW11 1	30/08/2022	£365,000	£342,732	FALSE	Flat	45	£8,111	£7,616	Leasehold
Flat 3, Pavilion Chambers, 287, Lavender Hill SW11 1LW	SW11 1LW	SW11 1	18/08/2023	£325,000	£323,780	FALSE	Flat	42	£7,738	£7,709	Leasehold
Ground Floor Flat, 215, St Johns Hill SW11 1TH	SW11 1TH	SW11 1	13/04/2023	£1,050,000	£1,044,101	FALSE	Flat	132	£7,955	£7,910	Leasehold
88, Eccles Road SW11 1LX	SW11 1LX	SW11 1	10/02/2023	£1,000,000	£959,967	FALSE	Terraced	121	£8,264	£7,934	Freehold
13a, Eckstein Road SW11 1QE	SW11 1QE	SW11 1	19/08/2022	£1,060,000	£995,332	FALSE	Flat	125	£8,480	£7,963	Leasehold
83, Altenburg Gardens SW11 1JQ	SW11 1JQ	SW11 1	26/08/2022	£1,680,000	£1,563,201	FALSE	Terraced	191	£8,796	£8,184	Freehold
92b, St Johns Hill SW11 1SH	SW11 1SH	SW11 1	30/03/2023	£2,350,000	£2,099,960	FALSE	Detached	256	£9,180	£8,203	Freehold
11b, Beauchamp Road SW11 1PG	SW11 1PG	SW11 1	16/12/2022	£491,000	£476,203	FALSE	Flat	57.57	£8,529	£8,272	Leasehold
Apartment 3, 102, St Johns Hill SW11 1SH	SW11 1SH	SW11 1	21/01/2022	£680,000	£663,750	FALSE	Flat	80	£8,500	£8,297	Leasehold
47a, Leathwaite Road SW11 1XG	SW11 1XG	SW11 1	21/10/2022	£880,000	£831,459	FALSE	Flat	100	£8,800	£8,315	Leasehold
14a, Barnard Road SW11 1QS	SW11 1QS	SW11 1	14/02/2022	£822,500	£799,172	FALSE	Flat	96	£8,568	£8,325	Leasehold
7, Hidcote Apartments, 5, Danvers Avenue SW11 1AN	SW11 1AN	SW11 1	18/08/2023	£760,000	£757,148	FALSE	Flat	90	£8,444	£8,413	Leasehold
28, Keildon Road SW11 1XH	SW11 1XH	SW11 1	23/02/2022	£1,530,000	£1,506,441	FALSE	Terraced	179	£8,547	£8,416	Freehold
17, Lindore Road SW11 1HJ	SW11 1HJ	SW11 1	18/08/2023	£1,550,000	£1,506,799	FALSE	Terraced	179	£8,659	£8,418	Freehold
12, Hidcote Apartments, 5, Danvers Avenue SW11 1AN	SW11 1AN	SW11 1	26/01/2023	£780,000	£759,267	FALSE	Flat	90	£8,667	£8,436	Leasehold
35, Elspeth Road SW11 1DW	SW11 1DW	SW11 1	18/02/2022	£1,070,000	£1,053,524	FALSE	Terraced	124	£8,629	£8,496	Freehold
Flat C, 7, Lavender Sweep SW11 1DY	SW11 1DY	SW11 1	12/04/2024	£765,000	£765,000	FALSE	Flat	89	£8,596	£8,596	Leasehold
Flat 3, 19, Auckland Road SW11 1EW	SW11 1EW	SW11 1	16/12/2022	£650,000	£630,411	FALSE	Flat	73	£8,904	£8,636	Leasehold
37, Elspeth Road SW11 1DW	SW11 1DW	SW11 1	05/04/2024	£1,087,000	£1,087,000	FALSE	Terraced	125	£8,696	£8,696	Freehold
142, Mallinson Road SW11 1BJ	SW11 1BJ	SW11 1	24/11/2023	£1,300,000	£1,221,469	FALSE	Terraced	140	£9,286	£8,725	Freehold
Flat 3, Wellington Court, 53, Chivalry Road SW11 1HX	SW11 1HX	SW11 1	29/07/2022	£320,000	£306,162	FALSE	Flat	35	£9,143	£8,747	Leasehold
Flat B, 73, Parma Crescent SW11 1LU	SW11 1LU	SW11 1	17/03/2023	£775,000	£761,378	FALSE	Flat	87	£8,908	£8,751	Leasehold
Flat 3, 40, Altenburg Gardens SW11 1JL	SW11 1JL	SW11 1	25/02/2022	£307,000	£298,293	FALSE	Flat	34	£9,029	£8,773	Leasehold
137, Battersea Rise SW11 1HE	SW11 1HE	SW11 1	20/12/2022	£835,000	£809,836	FALSE	Flat	92	£9,076	£8,803	Leasehold
9, Mallinson Road SW11 1BW	SW11 1BW	SW11 1	25/02/2022	£1,650,000	£1,624,594	FALSE	Terraced	183	£9,016	£8,878	Freehold
Apartment 3, 2, St Johns Road SW11 1PN	SW11 1PN	SW11 1	22/03/2022	£767,000	£739,160	FALSE	Flat	83	£9,241	£8,906	Leasehold
Flat 2, 117, Bolingbroke Grove SW11 1DA	SW11 1DA	SW11 1	17/11/2023	£615,000	£589,468	FALSE	Flat	66	£9,318	£8,931	Leasehold
Flat 10, The Shrubbery, 2, Lavender Gardens SW11 1DL	SW11 1DL	SW11 1	12/06/2023	£650,000	£645,744	FALSE	Flat	72	£9,028	£8,969	Leasehold
64, Mallinson Road SW11 1BP	SW11 1BP	SW11 1	22/09/2023	£1,662,500	£1,580,130	FALSE	Terraced	175	£9,500	£9,029	Freehold
Flat 1, 37, Strathblaine Road SW11 1RG	SW11 1RG	SW11 1	24/04/2023	£476,500	£473,823	FALSE	Flat	52	£9,163	£9,112	Leasehold
76b, Elspeth Road SW11 1DS	SW11 1DS	SW11 1	08/12/2023	£525,000	£510,577	FALSE	Flat	55.91	£9,390	£9,132	Leasehold
54, Altenburg Gardens SW11 1JL	SW11 1JL	SW11 1	28/07/2023	£925,000	£922,394	FALSE	Flat	101	£9,158	£9,133	Leasehold
Flat 3, 5, Almeric Road SW11 1HL	SW11 1HL	SW11 1	20/03/2023	£600,000	£589,454	FALSE	Flat	64	£9,375	£9,210	Leasehold
Flat 1, 31, St Johns Hill SW11 1TT	SW11 1TT	SW11 1	21/11/2022	£423,900	£406,668	FALSE	Flat	44	£9,634	£9,242	Leasehold
21, Parma Crescent SW11 1LT	SW11 1LT	SW11 1	28/03/2022	£1,460,000	£1,427,749	FALSE	Terraced	154	£9,481	£9,271	Freehold
3, Bakehouse, 2, Bakery Place SW11 1AT	SW11 1AT	SW11 1	17/03/2023	£985,000	£967,687	FALSE	Flat	104	£9,471	£9,305	Leasehold
Flat 3, 29, Almeric Road SW11 1HL	SW11 1HL	SW11 1	30/05/2022	£380,000	£365,875	FALSE	Flat	39	£9,744	£9,381	Leasehold
38, Eccles Road SW11 1LZ	SW11 1LZ	SW11 1	30/03/2023	£1,600,000	£1,562,002	FALSE	Terraced	166	£9,639	£9,410	Freehold
107, Mallinson Road SW11 1BL	SW11 1BL	SW11 1	22/08/2022	£1,700,000	£1,581,811	FALSE	Terraced	168	£10,119	£9,416	Freehold
First Floor Maisonette At, 20, Aliwal Road SW11 1RD	SW11 1RD	SW11 1	23/06/2023	£925,000	£918,943	FALSE	Flat	97	£9,536	£9,474	Leasehold
35, Ilminster Gardens SW11 1PJ	SW11 1PJ	SW11 1	19/12/2022	£890,000	£863,178	FALSE	Flat	91	£9,780	£9,485	Leasehold
8, Auckland Road SW11 1EP	SW11 1EP	SW11 1	05/02/2024	£790,000	£782,631	FALSE	Flat	82	£9,634	£9,544	Leasehold
Flat 6, The Shrubbery, 2, Lavender Gardens SW11 1DL	SW11 1DL	SW11 1	29/11/2023	£1,050,000	£1,006,408	FALSE	Flat	105	£10,000	£9,585	Leasehold
Garden Flat, 19, Leathwaite Road SW11 1XG	SW11 1XG	SW11 1	26/05/2022	£630,000	£606,582	FALSE	Flat	63	£10,000	£9,628	Leasehold
Flat A, 1, Leathwaite Road SW11 1XG	SW11 1XG	SW11 1	08/01/2024	£700,000	£687,697	FALSE	Flat	71	£9,859	£9,686	Leasehold
8, Sidonie Apartments, 2, Danvers Avenue SW11 1AJ	SW11 1AJ	SW11 1	26/07/2023	£700,000	£698,028	FALSE	Flat	72	£9,722	£9,695	Leasehold
The First Floor Flat At, 27, Vardens Road SW11 1RQ	SW11 1RQ	SW11 1	16/09/2022	£495,000	£466,037	FALSE	Flat	48	£10,313	£9,709	Leasehold
8, Arundel Close SW11 1HR	SW11 1HR	SW11 1	29/07/2022	£805,000	£757,340	FALSE	Semi_Detached	78	£10,321	£9,709	Freehold
50, Arundel Close SW11 1HR	SW11 1HR	SW11 1	20/06/2022	£916,000	£883,752	FALSE	Terraced	91	£10,066	£9,712	Freehold
Flat 4, 36, Lavender Gardens SW11 1DN	SW11 1DN	SW11 1	28/01/2022	£485,000	£473,410	FALSE	Flat	48	£10,104	£9,863	Leasehold
7, Arundel Close SW11 1HR	SW11 1HR	SW11 1	15/02/2023	£740,000	£710,375	FALSE	Terraced	72	£10,278	£9,866	Freehold
98a, Shelgate Road SW11 1BQ	SW11 1BQ	SW11 1	21/11/2022	£627,500	£601,992	FALSE	Flat	61	£10,287	£9,869	Leasehold
4a, Comyn Road SW11 1QD	SW11 1QD	SW11 1	25/08/2023	£815,000	£811,942	FALSE	Flat	82	£9,939	£9,902	Leasehold
Flat 1, 36, Comyn Road SW11 1QD	SW11 1QD	SW11 1	17/04/2023	£900,000	£894,944	FALSE	Flat	90	£10,000	£9,944	Leasehold
Flat 4, 34, Lavender Gardens SW11 1DN	SW11 1DN	SW11 1	13/10/2023	£732,000	£711,239	FALSE	Flat	71	£10,310	£10,017	Leasehold
31a, Altenburg Gardens SW11 1JH	SW11 1JH	SW11 1	17/06/2022	£895,000	£863,491	FALSE	Flat	86	£10,407	£10,041	Leasehold
33a, Eckstein Road SW11 1QE	SW11 1QE	SW11 1	21/07/2023	£624,900	£623,140	FALSE	Flat	62	£10,079	£10,051	Leasehold
Flat 3, 30, Leathwaite Road SW11 1XQ	SW11 1XQ	SW11 1	27/06/2022	£817,500	£784,977	FALSE	Flat	78	£10,481	£10,064	Leasehold
Flat 1, 96, St Johns Hill SW11 1SH	SW11 1SH	SW11 1	21/11/2022	£703,000	£674,423	FALSE	Flat	67	£10,493	£10,066	Leasehold
59, Altenburg Gardens SW11 1JH	SW11 1JH	SW11 1	29/09/2023	£2,000,000	£1,900,908	FALSE	Terraced	188	£10,638	£10,111	Freehold
Flat 10, Parkview, 31 - 32, Chivalry Road SW11 1HT	SW11 1HT	SW11 1	28/06/2022	£499,950	£480,060	FALSE	Flat	47	£10,637	£10,214	Leasehold
Ground Floor Flat, 57, Comyn Road SW11 1QB	SW11 1QB	SW11 1	21/03/2024	£720,000	£720,000	FALSE	Flat	70	£10,286	£10,286	Leasehold
8, Limburg Road SW11 1HB	SW11 1HB	SW11 1	12/01/2024	£1,605,000	£1,553,705	FALSE	Terraced	151	£10,629	£10,289	Freehold
177, St Johns Hill SW11 1TQ	SW11 1TQ	SW11 1	28/07/2023	£1,050,000	£1,032,067	FALSE	Terraced	100	£10,500	£10,321	Freehold
Flat 1, 62, Shelgate Road SW11 1BG	SW11 1BG	SW11 1	16/06/2023	£900,000	£894,107	FALSE	Flat	86	£10,465	£10,397	Leasehold
22a, Sangora Road SW11 1RL	SW11 1RL	SW11 1	13/10/2023	£710,000	£673,155	FALSE	Terraced	64	£11,094	£10,518	Leasehold
Flat 1, 17, Sangora Road SW11 1RL	SW11 1RL	SW11 1	24/04/2023	£1,000,000	£994,382	FALSE	Flat	94	£10,638	£10,579	Leasehold
Ground Floor Flat 1, 71, Comyn Road SW11 1QB	SW11 1QB	SW11 1	21/07/2023	£520,000	£518,535	FALSE	Flat	49	£10,612	£10,582	Leasehold
81, Mallinson Road SW11 1BW	SW11 1BW	SW11 1	29/09/2023	£2,400,000	£2,346,961	FALSE	Flat	221	£10,860	£10,620	Freehold
9a, Lindore Road SW11 1HJ	SW11 1HJ	SW11 1	29/03/2023	£530,000	£520,685	FALSE	Flat	49	£10,816	£10,626	Leasehold
22a, Beauchamp Road SW11 1PQ	SW11 1PQ	SW11 1	20/09/2022	£872,500	£821,449	FALSE	Flat	77	£11,331	£10,668	Leasehold
Flat C, 14, Auckland Road SW11 1EP	SW11 1EP	SW11 1	24/08/2023	£665,000	£662,505	FALSE	Flat	62	£10,726	£10,686	Leasehold
Flat 2, 120, St Johns Hill SW11 1SJ	SW11 1SJ	SW11 1	28/10/2022	£299,999	£283,451	FALSE	Flat	26	£11,538	£10,902	Leasehold
1a, Lindore Road SW11 1HJ	SW11 1HJ	SW11 1	27/01/2023	£785,000	£764,134	FALSE	Flat	70	£11,214	£10,916	Leasehold
146, Mallinson Road SW11 1BJ	SW11 1BJ	SW11 1	28/07/2023	£1,595,000	£1,539,268	FALSE	Semi_Detached	140	£11,393	£10,995	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
8a, Auckland Road SW11 1EP	SW11 1EP	SW11 1	14/04/2023	£920,000	£914,831	FALSE	Flat	82	£11,220	£11,156	Leasehold
Flat 2, 17, Sangora Road SW11 1RL	SW11 1RL	SW11 1	22/02/2022	£495,000	£480,961	FALSE	Flat	43	£11,512	£11,185	Leasehold
68, Shelgate Road SW11 1BQ	SW11 1BQ	SW11 1	21/11/2023	£1,387,500	£1,303,684	FALSE	Terraced	116	£11,961	£11,239	Freehold
Flat 2, 30, Altenburg Gardens SW11 1JJ	SW11 1JJ	SW11 1	23/12/2022	£1,240,000	£1,194,034	FALSE	Flat	106	£11,698	£11,264	Leasehold
60, Parma Crescent SW11 1LU	SW11 1LU	SW11 1	24/03/2023	£775,000	£756,595	FALSE	Terraced	67	£11,567	£11,292	Freehold
Flat 8, The Shrubbery, 2, Lavender Gardens SW11 1DL	SW11 1DL	SW11 1	26/07/2022	£1,400,000	£1,339,459	FALSE	Flat	118	£11,864	£11,351	Leasehold
1, Arundel Close SW11 1HR	SW11 1HR	SW11 1	12/12/2023	£720,000	£690,025	FALSE	Terraced	59	£12,203	£11,695	Freehold
Flat 8, St. Johns Court, 144 - 146, St Johns Hill SW11 1SN	SW11 1SN	SW11 1	20/12/2022	£488,000	£473,293	FALSE	Flat	40	£12,200	£11,832	Leasehold
24b, Almeric Road SW11 1HL	SW11 1HL	SW11 1	27/11/2023	£422,500	£404,959	FALSE	Flat	34	£12,426	£11,911	Leasehold
41, Mallinson Road SW11 1BW	SW11 1BW	SW11 1	24/06/2022	£1,301,500	£1,255,680	FALSE	Terraced	105	£12,395	£11,959	Freehold
Flat 1, 28, Leathwaite Road SW11 1XQ	SW11 1XQ	SW11 1	26/07/2023	£751,500	£749,383	FALSE	Flat	62	£12,121	£12,087	Leasehold
37a, Leathwaite Road SW11 1XG	SW11 1XG	SW11 1	22/08/2022	£587,500	£551,658	FALSE	Flat	45	£13,056	£12,259	Leasehold
33, Mallinson Road SW11 1BW	SW11 1BW	SW11 1	29/06/2022	£1,832,000	£1,767,504	FALSE	Terraced	140	£13,086	£12,625	Freehold
76, Parma Crescent SW11 1LU	SW11 1LU	SW11 1	19/10/2023	£2,450,000	£2,322,858	FALSE	Terraced	175	£14,000	£13,273	Freehold
Flat 2, 5, Boutflower Road SW11 1RE	SW11 1RE	SW11 1	15/02/2024	£617,500	£611,740	FALSE	Flat	45	£13,722	£13,594	Leasehold
27a, Eckstein Road SW11 1QE	SW11 1QE	SW11 1	27/07/2022	£825,000	£789,324	FALSE	Flat	56	£14,732	£14,095	Leasehold
Flat 3, 3, Chivalry Road SW11 1HT	SW11 1HT	SW11 1	15/12/2023	£580,000	£564,066	FALSE	Flat	38	£15,263	£14,844	Leasehold
Flat 2, 2, Shelgate Road SW11 1BE	SW11 1BE	SW11 1	23/06/2022	£600,000	£576,130	FALSE	Flat	37	£16,216	£15,571	Leasehold
Flat 1, 20, Sangora Road SW11 1RL	SW11 1RL	SW11 1	12/05/2023	£705,500	£704,174	FALSE	Flat	44	£16,034	£16,004	Leasehold
9, Chivalry Road SW11 1HT	SW11 1HT	SW11 1	23/01/2024	£770,000	£756,466	FALSE	Flat	38	£20,263	£19,907	Leasehold
37, Battersea Rise SW11 1HG	SW11 1HG	SW11 1	16/12/2022	£1,765,000	£1,699,572	FALSE	Flat	76	£23,224	£22,363	Freehold
		SW11 1 Average							£9,890	£9,592	South of Clapham
123, Harbut Road SW11 2RD	SW11 2RD	SW11 2	27/07/2023	£850,000	£835,482	FALSE	Terraced	114	£7,456	£7,329	Freehold
50, Cologne Road SW11 2AJ	SW11 2AJ	SW11 2	27/11/2023	£900,000	£862,635	FALSE	Flat	117	£7,692	£7,373	Leasehold
Flat 4, Carter House, 33, Petergate SW11 2BF	SW11 2BF	SW11 2	27/09/2022	£475,000	£447,207	FALSE	Flat	60	£7,917	£7,453	Leasehold
8, Dorothy Road SW11 2JP	SW11 2JP	SW11 2	25/08/2022	£940,000	£874,648	FALSE	Terraced	117	£8,034	£7,476	Freehold
14b, Latchmere Road, Battersea SW11 2DX	SW11 2DX	SW11 2	24/02/2022	£470,000	£456,670	FALSE	Flat	61	£7,705	£7,486	Leasehold
14, Atherton Street SW11 2JE	SW11 2JE	SW11 2	24/07/2023	£1,040,000	£1,022,237	FALSE	Terraced	136	£7,647	£7,516	Freehold
215, Latchmere Road, Battersea SW11 2LA	SW11 2LA	SW11 2	30/01/2023	£720,000	£700,862	FALSE	Flat	93	£7,742	£7,536	Leasehold
53, Candahar Road SW11 2QA	SW11 2QA	SW11 2	21/07/2023	£1,068,800	£1,050,546	FALSE	Terraced	138	£7,745	£7,613	Freehold
1, Zulu Mews SW11 2BQ	SW11 2BQ	SW11 2	28/04/2023	£840,000	£830,619	FALSE	Terraced	109	£7,706	£7,620	Freehold
159a, Latchmere Road, Battersea SW11 2JZ	SW11 2JZ	SW11 2	30/03/2022	£467,000	£450,049	FALSE	Flat	59	£7,915	£7,628	Leasehold
58, St Johns Hill Grove SW11 2RG	SW11 2RG	SW11 2	30/08/2022	£1,575,000	£1,465,501	FALSE	Terraced	192	£8,203	£7,633	Freehold
24a, Rowena Crescent SW11 2PT	SW11 2PT	SW11 2	27/01/2023	£570,000	£554,849	FALSE	Flat	72	£7,917	£7,706	Leasehold
65, St Johns Hill Grove SW11 2RF	SW11 2RF	SW11 2	21/10/2022	£827,500	£766,870	FALSE	Flat	98	£8,444	£7,825	Leasehold
181a, Latchmere Road, Battersea SW11 2JZ	SW11 2JZ	SW11 2	16/09/2022	£700,000	£659,043	FALSE	Flat	84	£8,333	£7,846	Leasehold
35, Cabul Road SW11 2PR	SW11 2PR	SW11 2	17/01/2023	£980,000	£939,983	FALSE	Terraced	119	£8,235	£7,899	Freehold
45, Kathleen Road SW11 2JR	SW11 2JR	SW11 2	28/01/2022	£1,060,000	£1,047,262	FALSE	Terraced	132	£8,030	£7,934	Freehold
9c, Louvaine Road SW11 2AQ	SW11 2AQ	SW11 2	18/01/2024	£776,000	£762,361	FALSE	Flat	96	£8,083	£7,941	Leasehold
33, Rowena Crescent SW11 2PT	SW11 2PT	SW11 2	16/01/2023	£1,075,000	£1,031,104	FALSE	Terraced	129	£8,333	£7,993	Freehold
52, Kerrison Road SW11 2QE	SW11 2QE	SW11 2	26/08/2022	£990,000	£921,172	FALSE	Terraced	115	£8,609	£8,010	Freehold
203a, Latchmere Road, Battersea SW11 2LA	SW11 2LA	SW11 2	26/04/2022	£650,000	£620,216	FALSE	Flat	77	£8,442	£8,055	Leasehold
159b, Latchmere Road, Battersea SW11 2JZ	SW11 2JZ	SW11 2	23/03/2022	£449,999	£433,665	FALSE	Flat	53	£8,491	£8,182	Leasehold
Flat A, 2, Cologne Road SW11 2AJ	SW11 2AJ	SW11 2	03/01/2024	£850,000	£835,060	FALSE	Flat	102	£8,333	£8,187	Leasehold
7b, Falcon Grove SW11 2SS	SW11 2SS	SW11 2	29/07/2022	£670,000	£639,444	FALSE	Flat	78	£8,590	£8,198	Freehold
75, Latchmere Road, Battersea SW11 2DS	SW11 2DS	SW11 2	19/04/2023	£1,000,000	£988,832	FALSE	Terraced	119	£8,403	£8,310	Freehold
3, Zulu Mews SW11 2BQ	SW11 2BQ	SW11 2	23/06/2023	£875,000	£864,485	FALSE	Terraced	104	£8,413	£8,312	Freehold
2, Afghan Road SW11 2QD	SW11 2QD	SW11 2	27/11/2023	£850,000	£798,653	FALSE	Terraced	96	£8,854	£8,319	Freehold
Apartment 63, Duval House, 10, Grant Road SW11 2FR	SW11 2FR	SW11 2	29/06/2022	£695,000	£667,351	TRUE	Flat	80	£8,688	£8,342	Leasehold
13b, Cologne Road SW11 2AH	SW11 2AH	SW11 2	19/07/2023	£720,000	£717,972	FALSE	Flat	86	£8,372	£8,349	Leasehold
14, Plough Terrace SW11 2AB	SW11 2AB	SW11 2	17/02/2023	£1,265,000	£1,214,358	FALSE	Terraced	145	£8,724	£8,375	Freehold
59, Mossbury Road, Battersea SW11 2PA	SW11 2PA	SW11 2	26/02/2024	£1,025,000	£1,005,776	FALSE	Terraced	120	£8,542	£8,381	Freehold
13a, Brussels Road SW11 2AF	SW11 2AF	SW11 2	17/01/2022	£820,000	£800,404	FALSE	Flat	94.89	£8,642	£8,435	Leasehold
20a, Kathleen Road SW11 2JS	SW11 2JS	SW11 2	20/04/2022	£840,000	£801,509	FALSE	Flat	95	£8,842	£8,437	Leasehold
5, Khyber Road SW11 2PZ	SW11 2PZ	SW11 2	27/05/2022	£1,100,000	£1,065,741	FALSE	Terraced	126	£8,730	£8,458	Freehold
10, Frere Street SW11 2JA	SW11 2JA	SW11 2	21/04/2022	£1,230,000	£1,189,689	FALSE	Terraced	140	£8,786	£8,498	Freehold
3b, Brussels Road SW11 2AF	SW11 2AF	SW11 2	19/01/2022	£387,500	£378,240	FALSE	Flat	43.9	£8,827	£8,616	Leasehold
16, Abercrombie Street SW11 2JD	SW11 2JD	SW11 2	23/08/2022	£1,310,100	£1,219,018	FALSE	Terraced	141	£9,291	£8,646	Freehold
5, Frere Street SW11 2JA	SW11 2JA	SW11 2	26/05/2023	£1,173,800	£1,170,749	FALSE	Terraced	135	£8,695	£8,672	Freehold
11, Nepaul Road SW11 2QQ	SW11 2QQ	SW11 2	27/02/2023	£1,189,000	£1,141,400	FALSE	Terraced	131	£9,076	£8,713	Freehold
31, Cabul Road SW11 2PR	SW11 2PR	SW11 2	27/09/2023	£1,250,000	£1,188,068	FALSE	Terraced	134	£9,328	£8,866	Freehold
3, Beverley Close SW11 2DF	SW11 2DF	SW11 2	24/11/2022	£415,000	£390,568	FALSE	Terraced	44	£9,432	£8,877	Freehold
29, Kerrison Road SW11 2QG	SW11 2QG	SW11 2	20/07/2023	£1,217,125	£1,196,337	FALSE	Terraced	130	£9,363	£9,203	Freehold
First And Second Floor Flat, 4, Frere Street SW11 2JA	SW11 2JA	SW11 2	17/11/2023	£610,000	£584,675	FALSE	Flat	63	£9,683	£9,281	Leasehold
Flat B, 89, Plough Road SW11 2BJ	SW11 2BJ	SW11 2	29/07/2022	£595,000	£569,270	FALSE	Flat	61	£9,754	£9,332	Leasehold
10, Khyber Road SW11 2PZ	SW11 2PZ	SW11 2	30/08/2023	£967,000	£940,048	FALSE	Terraced	99	£9,768	£9,495	Freehold
189c, Latchmere Road, Battersea SW11 2JZ	SW11 2JZ	SW11 2	28/10/2022	£370,000	£349,591	FALSE	Flat	36	£10,278	£9,711	Leasehold
47b, Dorothy Road SW11 2JJ	SW11 2JJ	SW11 2	21/10/2022	£925,000	£873,977	FALSE	Flat	88	£10,511	£9,932	Leasehold
23, Abercrombie Street SW11 2JB	SW11 2JB	SW11 2	29/07/2022	£975,000	£930,535	FALSE	Terraced	93	£10,484	£10,006	Freehold
Basement Flat, 29, Cologne Road SW11 2AH	SW11 2AH	SW11 2	21/08/2023	£645,500	£643,078	FALSE	Flat	64	£10,086	£10,048	Leasehold
Flat C, 37, Cologne Road SW11 2AH	SW11 2AH	SW11 2	21/04/2023	£387,500	£385,323	FALSE	Flat	38	£10,197	£10,140	Leasehold
43, Cabul Road SW11 2PR	SW11 2PR	SW11 2	15/12/2023	£670,000	£631,357	FALSE	Semi_Detached	61	£10,984	£10,350	Freehold
6, Afghan Road SW11 2QD	SW11 2QD	SW11 2	26/01/2023	£810,000	£776,925	FALSE	Terraced	75	£10,800	£10,359	Freehold
The Garden Floor Flat At, 10, Oberstein Road SW11 2AE	SW11 2AE	SW11 2	22/03/2024	£405,500	£405,500	FALSE	Flat	39	£10,397	£10,397	Leasehold
Flat 1, 12 - 13, Louvaine Road SW11 2AQ	SW11 2AQ	SW11 2	24/05/2023	£480,000	£479,098	FALSE	Flat	46	£10,435	£10,415	Leasehold
125, Latchmere Road, Battersea SW11 2JY	SW11 2JY	SW11 2	28/04/2023	£680,000	£672,405	FALSE	Terraced	64	£10,625	£10,506	Freehold
51, Dorothy Road SW11 2JJ	SW11 2JJ	SW11 2	27/10/2023	£900,000	£874,474	FALSE	Flat	83	£10,843	£10,536	Leasehold
28, Atherton Street SW11 2JE	SW11 2JE	SW11 2	28/01/2022	£1,350,000	£1,333,777	FALSE	Terraced	123	£10,976	£10,844	Freehold
87a, Latchmere Road, Battersea SW11 2DS	SW11 2DS	SW11 2	27/04/2023	£362,000	£359,966	FALSE	Flat	33	£10,970	£10,908	Leasehold
Flat B, 37, Cologne Road SW11 2AH	SW11 2AH	SW11 2	12/06/2023	£435,000	£432,152	FALSE	Flat	38	£11,447	£11,372	Leasehold
6, Patience Road SW11 2PY	SW11 2PY	SW11 2	21/10/2022	£1,250,000	£1,158,414	FALSE	Terraced	97	£12,887	£11,942	Freehold
8, Kathleen Road SW11 2JS	SW11 2JS	SW11 2	20/12/2023	£840,000	£812,447	FALSE	Flat	64	£13,125	£12,694	Freehold
86, Abercrombie Street SW11 2JD	SW11 2JD	SW11 2	15/12/2023	£1,167,500	£1,118,895	FALSE	Terraced	87	£13,420	£12,861	Freehold
18, Rowena Crescent SW11 2PT	SW11 2PT	SW11 2	18/01/2023	£1,325,000	£1,270,896	FALSE	Terraced	93	£14,247	£13,666	Freehold
21, Khyber Road SW11 2PZ	SW11 2PZ	SW11 2	16/02/2023	£1,003,000	£974,553	FALSE	Flat	53	£18,925	£18,388	Leasehold
		SW11 2 Average							£9,452	£9,134	North of Clapham
Apartment 3, 30, York Road SW11 3QA	SW11 3QA	SW11 3	30/10/2023	£610,000	£592,699	FALSE	Flat	74	£8,243	£8,009	Leasehold
115, Price'S Court, Cotton Row SW11 3YW	SW11 3YW	SW11 3	21/06/2022	£593,000	£569,409	FALSE	Flat	71	£8,352	£8,020	Leasehold
55, Cobalt Place SW11 3DD	SW11 3DD	SW11 3	27/05/2022	£630,000	£606,582	FALSE	Flat	75	£8,400	£8,088	Leasehold
49, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	28/10/2022	£600,000	£566,904	TRUE	Flat	70	£8,571	£8,099	Leasehold
4, Old Garden House, Bridge Lane SW11 3AD	SW11 3AD	SW11 3	22/12/2022	£1,500,000	£1,429,222	FALSE	Terraced	176	£8,523	£8,121	Freehold
68, Vicentia Court, Bridges Court Road SW11 3GY	SW11 3GY	SW11 3	21/11/2022	£1,050,000	£1,007,317	FALSE	Flat	124	£8,468	£8,124	Leasehold
30, Ursula Street SW11 3DW	SW11 3DW	SW11 3	25/04/2023	£1,925,000	£1,857,737	FALSE	Semi_Detached	228	£8,443	£8,148	Freehold
80, Price'S Court, Cotton Row SW11 3YS	SW11 3YS	SW11 3	18/09/2023	£567,000	£554,470	FALSE	Flat	68	£8,338	£8,154	Leasehold
44, Voyager House, 6, Bridges Court Road SW11 3GS	SW11 3GS	SW11 3	26/09/2022	£650,000	£611,968	TRUE	Flat	75	£8,667	£8,160	Leasehold
24, Battersea Bridge Road SW11 3AG	SW11 3AG	SW11 3	24/01/2024	£600,000	£589,454	FALSE	Flat	72	£8,333	£8,187	Leasehold
Apartment 40, 70, York Road SW11 3QF	SW11 3QF	SW11 3	26/10/2022	£598,500	£565,487	TRUE	Flat	69	£8,674	£8,195	Leasehold
Flat 90, Valiant House, Vicarage Crescent SW11 3LX	SW11 3LX	SW11 3	27/01/2023	£750,000	£730,064	FALSE	Flat	89	£8,427	£8,203	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
18, Butler Court, Hyde Lane SW11 3EX	SW11 3EX	SW11 3	20/06/2023	£595,000	£591,104	FALSE	Flat	72	£8,264	£8,210	Leasehold
Apartment 51, 70, York Road SW11 3QF	SW11 3QF	SW11 3	26/10/2022	£600,000	£566,904	TRUE	Flat	69	£8,696	£8,216	Leasehold
22, Battersea Bridge Road SW11 3AG	SW11 3AG	SW11 3	22/03/2023	£552,000	£542,298	FALSE	Flat	66	£8,364	£8,217	Leasehold
1, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	27/10/2023	£635,000	£616,990	FALSE	Flat	75	£8,467	£8,227	Leasehold
Flat 168, Goulden House, Bullen Street SW11 3HG	SW11 3HG	SW11 3	18/09/2023	£379,000	£370,624	FALSE	Flat	45	£8,422	£8,236	Leasehold
28, Voyager House, 6, Bridges Court Road SW11 3GS	SW11 3GS	SW11 3	27/01/2023	£635,000	£618,121	TRUE	Flat	75	£8,467	£8,242	Leasehold
Apartment 43, 70, York Road SW11 3QF	SW11 3QF	SW11 3	27/10/2022	£515,000	£486,593	TRUE	Flat	59	£8,729	£8,247	Leasehold
45, Whistlers Avenue SW11 3TS	SW11 3TS	SW11 3	28/02/2024	£950,000	£932,182	FALSE	Terraced	113	£8,407	£8,249	Freehold
16, Voyager House, 6, Bridges Court Road SW11 3GS	SW11 3GS	SW11 3	27/06/2022	£649,000	£623,181	TRUE	Flat	75	£8,653	£8,309	Leasehold
42, Vicentia Court, Bridges Court Road SW11 3GY	SW11 3GY	SW11 3	25/11/2022	£410,000	£393,333	FALSE	Flat	47	£8,723	£8,369	Leasehold
20, Price'S Court, Cotton Row SW11 3YR	SW11 3YR	SW11 3	27/07/2022	£735,000	£703,216	FALSE	Flat	84	£8,750	£8,372	Leasehold
Apartment 79, 70, York Road SW11 3QF	SW11 3QF	SW11 3	26/10/2022	£745,000	£703,906	TRUE	Flat	84	£8,869	£8,380	Leasehold
32, Sunbury Lane SW11 3NP	SW11 3NP	SW11 3	25/07/2022	£695,000	£664,946	FALSE	Flat	79	£8,797	£8,417	Leasehold
38, Simpson Street SW11 3HW	SW11 3HW	SW11 3	25/11/2022	£1,280,000	£1,204,644	FALSE	Terraced	143	£8,951	£8,424	Freehold
79, Shuttleworth Road SW11 3DJ	SW11 3DJ	SW11 3	26/05/2022	£1,210,000	£1,172,315	FALSE	Terraced	139	£8,705	£8,434	Freehold
21, Bullen Street SW11 3ER	SW11 3ER	SW11 3	28/09/2023	£1,145,000	£1,088,270	FALSE	Terraced	129	£8,876	£8,436	Freehold
80, Cobalt Place SW11 3DD	SW11 3DD	SW11 3	14/01/2022	£640,000	£624,706	FALSE	Flat	74	£8,649	£8,442	Leasehold
7, Trott Street SW11 3DS	SW11 3DS	SW11 3	20/07/2023	£1,160,000	£1,140,188	FALSE	Terraced	135	£8,593	£8,446	Freehold
4, Simpson Street SW11 3HN	SW11 3HN	SW11 3	27/10/2023	£1,265,000	£1,199,353	FALSE	Terraced	142	£8,908	£8,446	Freehold
Apartment 39, 70, York Road SW11 3QF	SW11 3QF	SW11 3	27/10/2022	£600,000	£566,904	TRUE	Flat	67	£8,955	£8,461	Leasehold
87, Orbis Wharf, Bridges Court Road SW11 3GX	SW11 3GX	SW11 3	21/11/2022	£460,000	£441,301	FALSE	Flat	52	£8,846	£8,487	Leasehold
33, Voyager House, 6, Bridges Court Road SW11 3GS	SW11 3GS	SW11 3	18/01/2023	£655,000	£637,589	TRUE	Flat	75	£8,733	£8,501	Leasehold
Flat 4, White House, Vicarage Crescent, Battersea SW11 3LJ	SW11 3LJ	SW11 3	16/02/2024	£490,000	£485,429	FALSE	Flat	57	£8,596	£8,516	Leasehold
Flat 8-4, Trade Tower, Coral Row SW11 3UF	SW11 3UF	SW11 3	21/12/2022	£562,500	£545,548	FALSE	Flat	64	£8,789	£8,524	Leasehold
13, Orbel Street SW11 3NX	SW11 3NX	SW11 3	25/07/2022	£2,825,000	£2,657,745	FALSE	Semi_Detached	311	£9,084	£8,546	Freehold
69, Orbis Wharf, Bridges Court Road SW11 3GW	SW11 3GW	SW11 3	21/07/2023	£420,000	£418,817	FALSE	Flat	49	£8,571	£8,547	Leasehold
Apartment 66, 70, York Road SW11 3QF	SW11 3QF	SW11 3	27/10/2022	£570,000	£538,559	TRUE	Flat	63	£9,048	£8,549	Leasehold
Flat 13, Molasses House, Clove Hitch Quay SW11 3TN	SW11 3TN	SW11 3	28/07/2023	£695,000	£693,042	FALSE	Flat	81	£8,580	£8,556	Leasehold
17, Stanmer Street, Battersea SW11 3EQ	SW11 3EQ	SW11 3	19/12/2023	£680,000	£651,690	FALSE	Terraced	76	£8,947	£8,575	Freehold
3, Balfern Street SW11 3EL	SW11 3EL	SW11 3	27/07/2022	£970,500	£926,240	FALSE	Terraced	108	£8,986	£8,576	Freehold
55, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	16/12/2022	£659,000	£639,140	TRUE	Flat	74	£8,905	£8,637	Leasehold
19, Cobalt Place SW11 3AZ	SW11 3AZ	SW11 3	27/05/2022	£675,000	£649,909	FALSE	Flat	75	£9,000	£8,665	Leasehold
22, Voyager House, 6, Bridges Court Road SW11 3GS	SW11 3GS	SW11 3	23/05/2022	£675,000	£649,909	TRUE	Flat	75	£9,000	£8,665	Leasehold
6d, Thorney Crescent SW11 3TR	SW11 3TR	SW11 3	22/03/2023	£1,150,000	£1,129,787	FALSE	Flat	130	£8,846	£8,691	Leasehold
Flat 311, Chalmers House, York Road SW11 3QT	SW11 3QT	SW11 3	29/09/2023	£320,000	£312,928	FALSE	Flat	36	£8,889	£8,692	Leasehold
Apartment 38, 70, York Road SW11 3QF	SW11 3QF	SW11 3	27/10/2022	£580,000	£548,007	TRUE	Flat	63	£9,206	£8,699	Leasehold
Apartment 83, 70, York Road SW11 3QF	SW11 3QF	SW11 3	28/10/2022	£850,000	£803,114	TRUE	Flat	92	£9,239	£8,730	Leasehold
Apartment 76, 70, York Road SW11 3QF	SW11 3QF	SW11 3	20/01/2023	£540,000	£525,646	TRUE	Flat	60	£9,000	£8,761	Leasehold
59, Cobalt Place SW11 3DD	SW11 3DD	SW11 3	28/07/2023	£450,000	£448,732	FALSE	Flat	51	£8,824	£8,799	Leasehold
48, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	28/11/2022	£600,000	£575,610	TRUE	Flat	65	£9,231	£8,856	Leasehold
52, Voyager House, 6, Bridges Court Road SW11 3GS	SW11 3GS	SW11 3	17/03/2023	£677,500	£665,592	TRUE	Flat	75	£9,033	£8,875	Leasehold
Apartment 68, 70, York Road SW11 3QF	SW11 3QF	SW11 3	16/12/2022	£650,000	£630,411	TRUE	Flat	71	£9,155	£8,879	Leasehold
44, Cobalt Place SW11 3DD	SW11 3DD	SW11 3	30/03/2022	£470,000	£452,940	FALSE	Flat	51	£9,216	£8,881	Leasehold
43, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	22/12/2022	£600,000	£581,918	TRUE	Flat	65	£9,231	£8,953	Leasehold
Flat 39, Lombard Wharf, 12, Lombard Road SW11 3FU	SW11 3FU	SW11 3	23/09/2022	£800,000	£753,191	FALSE	Flat	84	£9,524	£8,967	Leasehold
Flat 3, 132, Battersea High Street SW11 3JR	SW11 3JR	SW11 3	22/12/2022	£878,750	£852,267	FALSE	Flat	95	£9,250	£8,971	Leasehold
Apartment 49, 70, York Road SW11 3QF	SW11 3QF	SW11 3	28/10/2022	£600,000	£566,904	TRUE	Flat	63	£9,524	£8,998	Leasehold
Apartment 60, 70, York Road SW11 3QF	SW11 3QF	SW11 3	27/10/2022	£600,000	£566,904	TRUE	Flat	63	£9,524	£8,998	Leasehold
84, Shuttleworth Road SW11 3DE	SW11 3DE	SW11 3	25/04/2023	£940,000	£929,502	FALSE	Terraced	103	£9,126	£9,024	Freehold
Apartment 82, 70, York Road SW11 3QF	SW11 3QF	SW11 3	28/10/2022	£600,000	£566,904	TRUE	Flat	62	£9,677	£9,144	Leasehold
Apartment 87, 70, York Road SW11 3QF	SW11 3QF	SW11 3	28/10/2022	£600,000	£566,904	TRUE	Flat	62	£9,677	£9,144	Leasehold
Apartment 64, 70, York Road SW11 3QF	SW11 3QF	SW11 3	27/10/2022	£580,860	£548,820	TRUE	Flat	60	£9,681	£9,147	Leasehold
Apartment 148, Oyster Wharf, 18, Lombard Road SW11 3RT	SW11 3RT	SW11 3	09/11/2023	£840,000	£805,126	FALSE	Flat	88	£9,545	£9,149	Leasehold
Apartment 80, 70, York Road SW11 3QF	SW11 3QF	SW11 3	25/11/2022	£525,000	£503,659	TRUE	Flat	55	£9,545	£9,157	Leasehold
39, Simpson Street SW11 3HW	SW11 3HW	SW11 3	29/04/2022	£1,055,555	£1,020,961	FALSE	Terraced	111	£9,510	£9,198	Freehold
Apartment 65, 70, York Road SW11 3QF	SW11 3QF	SW11 3	21/12/2022	£579,600	£562,133	TRUE	Flat	61	£9,502	£9,215	Leasehold
Apartment 59, 70, York Road SW11 3QF	SW11 3QF	SW11 3	21/12/2022	£579,600	£562,133	TRUE	Flat	61	£9,502	£9,215	Leasehold
37, Constance Court, 10, Chatfield Road SW11 3GQ	SW11 3GQ	SW11 3	19/08/2022	£530,000	£497,666	FALSE	Flat	54	£9,815	£9,216	Leasehold
76, Orbis Wharf, Bridges Court Road SW11 3GX	SW11 3GX	SW11 3	27/05/2022	£450,000	£433,273	FALSE	Flat	47	£9,574	£9,219	Leasehold
57, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	27/05/2022	£699,000	£673,017	TRUE	Flat	73	£9,575	£9,219	Leasehold
Apartment 77, 70, York Road SW11 3QF	SW11 3QF	SW11 3	26/10/2022	£600,000	£566,904	TRUE	Flat	61	£9,836	£9,294	Leasehold
Flat 24, Valiant House, Vicarage Crescent SW11 3LU	SW11 3LU	SW11 3	29/09/2023	£810,000	£792,099	FALSE	Flat	85	£9,529	£9,319	Leasehold
Flat 24, Candlemakers Apartments, 112, York Road SW11 3RS	SW11 3RS	SW11 3	26/09/2022	£675,000	£635,505	FALSE	Flat	68	£9,926	£9,346	Leasehold
44, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	27/05/2022	£680,000	£654,723	TRUE	Flat	70	£9,714	£9,353	Leasehold
236, Battersea Bridge Road SW11 3AA	SW11 3AA	SW11 3	28/07/2023	£545,000	£543,465	FALSE	Flat	58	£9,397	£9,370	Leasehold
25d, Thorney Crescent SW11 3TT	SW11 3TT	SW11 3	21/09/2022	£1,320,000	£1,242,766	FALSE	Flat	132	£10,000	£9,415	Leasehold
Flat 43, Valiant House, Vicarage Crescent SW11 3LU	SW11 3LU	SW11 3	27/07/2023	£995,000	£992,197	FALSE	Flat	105	£9,476	£9,450	Leasehold
25, Orbel Street SW11 3NX	SW11 3NX	SW11 3	27/05/2022	£1,875,000	£1,781,327	FALSE	Semi_Detached	188	£9,973	£9,475	Freehold
28, Cobalt Place SW11 3AZ	SW11 3AZ	SW11 3	14/04/2023	£687,500	£683,638	FALSE	Flat	72	£9,549	£9,495	Leasehold
50, Home Road SW11 3EZ	SW11 3EZ	SW11 3	25/07/2023	£1,200,000	£1,179,505	FALSE	Terraced	124	£9,677	£9,512	Freehold
78, Orbel Street SW11 3NY	SW11 3NY	SW11 3	26/06/2023	£1,165,000	£1,128,047	FALSE	Semi_Detached	117	£9,957	£9,641	Freehold
7, Edna Street SW11 3DP	SW11 3DP	SW11 3	29/07/2022	£2,250,000	£2,116,788	FALSE	Semi_Detached	216	£10,417	£9,800	Freehold
Flat 44, Lombard Wharf, 12, Lombard Road SW11 3FU	SW11 3FU	SW11 3	22/12/2022	£835,000	£809,836	FALSE	Flat	82	£10,183	£9,876	Leasehold
Flat 2, 513a, Battersea Park Road SW11 3BN	SW11 3BN	SW11 3	10/11/2023	£600,000	£575,090	FALSE	Flat	58	£10,345	£9,915	Leasehold
38, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	25/03/2022	£669,000	£644,717	TRUE	Flat	65	£10,292	£9,919	Leasehold
4, The Quad, 58, Battersea High Street SW11 3HX	SW11 3HX	SW11 3	16/10/2023	£1,400,000	£1,360,293	FALSE	Flat	137	£10,219	£9,929	Leasehold
35a, Simpson Street SW11 3HW	SW11 3HW	SW11 3	19/01/2024	£465,000	£456,827	FALSE	Flat	46	£10,109	£9,931	Leasehold
44, Orbel Street SW11 3NZ	SW11 3NZ	SW11 3	30/08/2023	£1,875,000	£1,822,741	FALSE	Terraced	183	£10,246	£9,960	Freehold
Apartment 52, Oyster Wharf, 18, Lombard Road SW11 3RR	SW11 3RR	SW11 3	24/03/2022	£424,500	£409,092	FALSE	Flat	41	£10,354	£9,978	Leasehold
13, Henning Street SW11 3DR	SW11 3DR	SW11 3	26/06/2023	£1,810,000	£1,788,249	FALSE	Terraced	178	£10,169	£10,046	Freehold
525b, Battersea Park Road SW11 3BN	SW11 3BN	SW11 3	22/11/2022	£347,500	£333,374	FALSE	Flat	33	£10,530	£10,102	Leasehold
26, Orbel Street SW11 3NZ	SW11 3NZ	SW11 3	21/01/2022	£1,400,000	£1,356,725	FALSE	Semi_Detached	133	£10,526	£10,201	Freehold
53, Vicentia Court, Bridges Court Road SW11 3GY	SW11 3GY	SW11 3	14/04/2023	£485,000	£482,275	FALSE	Flat	47	£10,319	£10,261	Leasehold
Flat 1, Brunel Lodge, 34, Vicarage Crescent, Battersea SW11 3LD	SW11 3LD	SW11 3	29/07/2022	£702,000	£671,643	FALSE	Flat	65	£10,800	£10,333	Leasehold
55, Altura Tower, Bridges Court Road SW11 3GZ	SW11 3GZ	SW11 3	20/05/2022	£1,675,000	£1,612,738	FALSE	Flat	156	£10,737	£10,338	Leasehold
26, Battersea Bridge Road SW11 3AG	SW11 3AG	SW11 3	13/04/2023	£625,000	£621,489	FALSE	Flat	60	£10,417	£10,358	Leasehold
61, Inworth Street SW11 3EW	SW11 3EW	SW11 3	25/02/2022	£1,050,000	£1,033,832	FALSE	Terraced	98	£10,714	£10,549	Freehold
Parking Space 5, Winfield House, Vicarage Crescent, Battersea SW11 3LN	SW11 3LN	SW11 3	18/08/2023	£580,000	£572,134	FALSE	Flat	54	£10,741	£10,595	Leasehold
7, Cotswold Mews SW11 3EE	SW11 3EE	SW11 3	27/04/2022	£855,000	£815,822	FALSE	Flat	75	£11,400	£10,878	Leasehold
Apartment 153, Oyster Wharf, 18, Lombard Road SW11 3RT	SW11 3RT	SW11 3	30/08/2023	£1,650,000	£1,643,809	FALSE	Flat	151	£10,927	£10,886	Leasehold
Apartment 137, Oyster Wharf, 18, Lombard Road SW11 3RT	SW11 3RT	SW11 3	14/04/2023	£920,000	£914,831	FALSE	Flat	82	£11,220	£11,156	Leasehold
Flat A, 33, Surrey Lane SW11 3PA	SW11 3PA	SW11 3	17/05/2023	£692,542	£691,240	FALSE	Flat	59	£11,738	£11,716	Leasehold
Flat 6, 132, Battersea High Street SW11 3JR	SW11 3JR	SW11 3	22/12/2022	£850,250	£824,626	FALSE	Flat	68	£12,504	£12,127	Leasehold
61, Battersea Church Road SW11 3LY	SW11 3LY	SW11 3	28/04/2023	£1,005,000	£993,776	FALSE	Terraced	80	£12,563	£12,422	Freehold
Flat 7, 132, Battersea High Street SW11 3JR	SW11 3JR	SW11 3	22/12/2022	£878,250	£851,782	FALSE	Flat	68	£12,915	£12,526	Leasehold
Flat 1, 132, Battersea High Street SW11 3JR	SW11 3JR	SW11 3	22/12/2022	£636,500	£617,318	FALSE	Flat	49	£12,990	£12,598	Leasehold
Flat 4, 132, Battersea High Street SW11 3JR	SW11 3JR	SW11 3	22/12/2022	£541,500	£525,181	FALSE	Flat	39	£13,885	£13,466	Leasehold
35, Octavia Street SW11 3DN	SW11 3DN	SW11 3	26/01/2022	£2,100,000	£2,074,764	FALSE	Terraced	146	£14,384	£14,211	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
		SW11 3 Average							£9,553	£9,238	Adj to River, west
Flat 90, Park Court, Battersea Park Road SW11 4LE	SW11 4LE	SW11 4	23/02/2024	£395,000	£391,315	FALSE	Flat	77	£5,130	£5,082	Leasehold
Flat 59, Ethelburga Tower, Rosenau Road SW11 4AB	SW11 4AB	SW11 4	25/08/2023	£360,000	£358,649	FALSE	Flat	67	£5,373	£5,353	Leasehold
15, Henty Close SW11 4AH	SW11 4AH	SW11 4	22/11/2023	£360,000	£345,054	FALSE	Flat	64	£5,625	£5,391	Leasehold
62, Maskelyne Close SW11 4AE	SW11 4AE	SW11 4	12/05/2023	£440,000	£439,173	FALSE	Flat	80	£5,500	£5,490	Leasehold
184a, Battersea Park Road SW11 4ND	SW11 4ND	SW11 4	15/12/2023	£565,000	£549,478	FALSE	Flat	96	£5,885	£5,724	Leasehold
50, Maskelyne Close SW11 4AE	SW11 4AE	SW11 4	20/04/2023	£607,500	£604,087	FALSE	Flat	99	£6,136	£6,102	Leasehold
176a, Battersea Park Road SW11 4ND	SW11 4ND	SW11 4	20/09/2023	£650,000	£635,635	FALSE	Flat	103	£6,311	£6,171	Leasehold
28c, Cambridge Road SW11 4RR	SW11 4RR	SW11 4	24/03/2023	£389,000	£382,163	FALSE	Flat	61	£6,377	£6,265	Leasehold
62, Searles Close SW11 4RQ	SW11 4RQ	SW11 4	30/10/2023	£700,000	£663,674	FALSE	Terraced	104	£6,731	£6,381	Freehold
Apartment 26, Mountford Mansions, 100, Battersea Park Road SW11 4LJ	SW11 4LJ	SW11 4	27/03/2024	£900,000	£900,000	FALSE	Flat	137	£6,569	£6,569	Leasehold
Flat 34, Heron House, Searles Close SW11 4RJ	SW11 4RJ	SW11 4	21/08/2023	£475,000	£473,218	FALSE	Flat	72	£6,597	£6,572	Leasehold
Flat 16, Bank Court, Battersea Park Road SW11 4LA	SW11 4LA	SW11 4	25/10/2022	£427,000	£403,447	FALSE	Flat	58	£7,362	£6,956	Leasehold
Flat 1, Heron House, Searles Close SW11 4RJ	SW11 4RJ	SW11 4	26/01/2023	£590,000	£574,317	FALSE	Flat	82	£7,195	£7,004	Leasehold
16, Lurline Gardens SW11 4DP	SW11 4DP	SW11 4	22/04/2022	£925,000	£894,685	FALSE	Terraced	127	£7,283	£7,045	Freehold
63, Searles Close SW11 4RQ	SW11 4RQ	SW11 4	26/08/2022	£690,000	£642,029	FALSE	Terraced	88	£7,841	£7,296	Freehold
46, Maskelyne Close SW11 4AE	SW11 4AE	SW11 4	29/09/2023	£650,000	£635,635	FALSE	Flat	86	£7,558	£7,391	Leasehold
Flat 62a, Primrose Mansions, Prince Of Wales Drive SW11 4EG	SW11 4EG	SW11 4	29/06/2023	£515,000	£511,628	FALSE	Flat	69	£7,464	£7,415	Leasehold
35, Brynmaer Road SW11 4EN	SW11 4EN	SW11 4	26/02/2024	£455,000	£450,756	FALSE	Flat	59	£7,712	£7,640	Leasehold
Flat 38, Yvon House, Alexandra Avenue SW11 4GA	SW11 4GA	SW11 4	13/12/2023	£640,000	£622,418	FALSE	Flat	80	£8,000	£7,780	Leasehold
Flat 6, Newcombe House, 1, Harpsden Street SW11 4FU	SW11 4FU	SW11 4	22/04/2022	£600,000	£572,507	FALSE	Flat	72	£8,333	£7,951	Leasehold
39a, Brynmaer Road SW11 4EN	SW11 4EN	SW11 4	21/11/2022	£500,000	£479,675	FALSE	Flat	60	£8,333	£7,995	Leasehold
Flat 70, Cambridge Mansions, Cambridge Road SW11 4RX	SW11 4RX	SW11 4	24/05/2022	£950,000	£914,687	FALSE	Flat	114	£8,333	£8,024	Leasehold
Flat 3, Albert Palace Mansions, Lurline Gardens SW11 4DG	SW11 4DG	SW11 4	23/05/2023	£765,000	£763,562	FALSE	Flat	95	£8,053	£8,037	Leasehold
Flat 44, Bishops Wharf House, 51, Parkgate Road SW11 4NA	SW11 4NA	SW11 4	20/02/2023	£2,260,000	£2,195,901	FALSE	Flat	271	£8,339	£8,103	Leasehold
16, Petworth Street SW11 4QR	SW11 4QR	SW11 4	10/01/2024	£385,000	£378,233	FALSE	Flat	46	£8,370	£8,222	Leasehold
Apartment 2, Balfour House, 1, Forfar Road SW11 4FR	SW11 4FR	SW11 4	04/01/2024	£430,000	£422,442	FALSE	Flat	51	£8,431	£8,283	Leasehold
Flat 8, Cambridge Mansions, Cambridge Road SW11 4RU	SW11 4RU	SW11 4	12/12/2023	£640,000	£622,418	FALSE	Flat	75	£8,533	£8,299	Leasehold
28, Worfield Street SW11 4RD	SW11 4RD	SW11 4	22/09/2023	£1,950,000	£1,853,386	FALSE	Terraced	222	£8,784	£8,349	Freehold
Flat 11, Albert Palace Mansions, Lurline Gardens SW11 4DG	SW11 4DG	SW11 4	29/09/2023	£650,000	£635,635	FALSE	Flat	76	£8,553	£8,364	Leasehold
Flat 3, 90, Warriner Gardens SW11 4DU	SW11 4DU	SW11 4	25/02/2022	£810,000	£787,027	FALSE	Flat	94	£8,617	£8,373	Leasehold
154a, Battersea Park Road SW11 4ND	SW11 4ND	SW11 4	22/07/2022	£1,725,000	£1,646,331	FALSE	Terraced	193	£8,938	£8,530	Leasehold
44, Searles Close SW11 4RH	SW11 4RH	SW11 4	25/05/2023	£530,000	£529,004	FALSE	Flat	62	£8,548	£8,532	Leasehold
Flat 3, 96, Warriner Gardens SW11 4DU	SW11 4DU	SW11 4	30/10/2023	£770,000	£748,161	FALSE	Flat	87	£8,851	£8,600	Leasehold
62, Warriner Gardens SW11 4DU	SW11 4DU	SW11 4	28/10/2022	£1,825,000	£1,691,284	FALSE	Terraced	196	£9,311	£8,629	Freehold
Flat 6, 50 - 52, Warriner Gardens SW11 4DU	SW11 4DU	SW11 4	29/07/2022	£825,000	£789,324	FALSE	Flat	91	£9,066	£8,674	Leasehold
Flat 1, Newcombe House, 1, Harpsden Street SW11 4FU	SW11 4FU	SW11 4	22/04/2022	£600,000	£572,507	FALSE	Flat	66	£9,091	£8,674	Leasehold
Flat 4, Newcombe House, 1, Harpsden Street SW11 4FU	SW11 4FU	SW11 4	22/04/2022	£600,000	£572,507	FALSE	Flat	66	£9,091	£8,674	Leasehold
Flat 7, Newcombe House, 1, Harpsden Street SW11 4FU	SW11 4FU	SW11 4	25/03/2022	£600,000	£578,221	FALSE	Flat	66	£9,091	£8,761	Leasehold
37a, Brynmaer Road SW11 4EN	SW11 4EN	SW11 4	27/01/2023	£550,000	£535,380	FALSE	Flat	61	£9,016	£8,777	Leasehold
Flat 75, Overstrand Mansions, Prince Of Wales Drive SW11 4EX	SW11 4EX	SW11 4	21/04/2022	£1,300,000	£1,240,431	FALSE	Flat	141	£9,220	£8,797	Leasehold
46a, Prince Of Wales Drive SW11 4SF	SW11 4SF	SW11 4	26/07/2023	£1,250,000	£1,246,479	FALSE	Flat	141	£8,865	£8,840	Leasehold
Flat 76, Elmwood Court, 38, Battersea Park Road SW11 4JE	SW11 4JE	SW11 4	20/05/2022	£460,000	£442,901	FALSE	Flat	50	£9,200	£8,858	Leasehold
Flat 5, Bishops Wharf House, 51, Parkgate Road SW11 4NA	SW11 4NA	SW11 4	27/10/2023	£774,060	£752,106	FALSE	Flat	83	£9,326	£9,062	Leasehold
Apartment 9, Drapers Court, 59, Lurline Gardens SW11 4DF	SW11 4DF	SW11 4	16/06/2023	£475,000	£471,890	FALSE	Flat	51	£9,314	£9,253	Leasehold
79, Warriner Gardens SW11 4XW	SW11 4XW	SW11 4	29/07/2022	£2,750,000	£2,624,585	TRUE	Terraced	281	£9,786	£9,340	Freehold
3a, Cambridge Road SW11 4RT	SW11 4RT	SW11 4	25/05/2022	£910,000	£876,174	FALSE	Flat	93	£9,785	£9,421	Leasehold
71, Warriner Gardens SW11 4XW	SW11 4XW	SW11 4	27/01/2022	£2,700,000	£2,667,554	TRUE	Terraced	281	£9,609	£9,493	Freehold
202a, Battersea Park Road SW11 4ND	SW11 4ND	SW11 4	20/02/2023	£430,000	£417,804	FALSE	Flat	44	£9,773	£9,496	Leasehold
9a, Cambridge Road SW11 4RT	SW11 4RT	SW11 4	15/12/2023	£890,000	£865,549	FALSE	Flat	91	£9,780	£9,512	Leasehold
Apartment 34, Drapers Court, 59, Lurline Gardens SW11 4DF	SW11 4DF	SW11 4	21/01/2022	£450,000	£439,246	FALSE	Flat	46	£9,783	£9,549	Leasehold
Apartment 1, Great Hall, 96, Battersea Park Road SW11 4LP	SW11 4LP	SW11 4	15/11/2023	£590,000	£565,505	FALSE	Flat	59	£10,000	£9,585	Leasehold
46b, Warriner Gardens SW11 4DU	SW11 4DU	SW11 4	26/05/2022	£1,250,000	£1,203,536	FALSE	Flat	125	£10,000	£9,628	Leasehold
69, Warriner Gardens SW11 4XW	SW11 4XW	SW11 4	29/04/2022	£2,810,000	£2,717,908	TRUE	Terraced	281	£10,000	£9,672	Freehold
Flat 126, Albert Palace Mansions, Lurline Gardens SW11 4DJ	SW11 4DJ	SW11 4	29/11/2022	£640,000	£613,984	FALSE	Flat	63	£10,159	£9,746	Leasehold
Flat 33, Albert Palace Mansions, Lurline Gardens SW11 4DG	SW11 4DG	SW11 4	26/08/2022	£789,000	£740,865	FALSE	Flat	76	£10,382	£9,748	Leasehold
Flat 16, Park Mansions, Prince Of Wales Drive SW11 4HG	SW11 4HG	SW11 4	21/12/2023	£1,200,000	£1,167,033	FALSE	Flat	119	£10,084	£9,807	Leasehold
Apartment 29, Drapers Court, 59, Lurline Gardens SW11 4DF	SW11 4DF	SW11 4	28/01/2022	£725,000	£707,675	FALSE	Flat	72	£10,069	£9,829	Leasehold
16, Cupar Road SW11 4JW	SW11 4JW	SW11 4	26/09/2022	£2,075,000	£1,916,794	FALSE	Terraced	195	£10,641	£9,830	Freehold
14, Cupar Road SW11 4JW	SW11 4JW	SW11 4	22/04/2022	£1,870,000	£1,808,714	FALSE	Terraced	182	£10,275	£9,938	Freehold
Flat 70, Albany Mansions, Albert Bridge Road, Battersea SW11 4PQ	SW11 4PQ	SW11 4	15/03/2024	£825,000	£825,000	FALSE	Flat	83	£9,940	£9,940	Leasehold
Apartment 12, Eden Court, 313, Battersea Park Road SW11 4LU	SW11 4LU	SW11 4	24/10/2022	£760,000	£718,078	TRUE	Flat	72	£10,556	£9,973	Leasehold
49b, Lurline Gardens SW11 4DD	SW11 4DD	SW11 4	30/08/2022	£695,000	£652,599	FALSE	Flat	65	£10,692	£10,040	Leasehold
Flat 12, Old Chesterton Building, 110, Battersea Park Road SW11 4LZ	SW11 4LZ	SW11 4	19/05/2023	£1,200,000	£1,197,744	FALSE	Flat	119	£10,084	£10,065	Leasehold
Apartment 25, Great Hall, 96, Battersea Park Road SW11 4LP	SW11 4LP	SW11 4	20/05/2022	£920,000	£885,802	FALSE	Flat	88	£10,455	£10,066	Leasehold
11b, Anhalt Road SW11 4NZ	SW11 4NZ	SW11 4	18/01/2022	£600,000	£585,662	FALSE	Flat	58.12	£10,323	£10,077	Leasehold
Apartment 5, Searle House, 98, Battersea Park Road SW11 4LQ	SW11 4LQ	SW11 4	30/01/2023	£815,000	£793,336	FALSE	Flat	78	£10,449	£10,171	Leasehold
28b, Albert Bridge Road, Battersea SW11 4PY	SW11 4PY	SW11 4	17/02/2023	£1,225,000	£1,190,256	FALSE	Flat	117	£10,470	£10,173	Leasehold
61, Parkgate Road SW11 4NU	SW11 4NU	SW11 4	20/11/2023	£1,800,000	£1,663,745	FALSE	Semi_Detached	161	£11,180	£10,334	Freehold
Apartment 28, Mountford Mansions, 100, Battersea Park Road SW11 4LJ	SW11 4LJ	SW11 4	23/11/2023	£800,000	£766,787	FALSE	Flat	74	£10,811	£10,362	Leasehold
Apartment 30, Great Hall, 96, Battersea Park Road SW11 4LP	SW11 4LP	SW11 4	29/09/2022	£1,050,813	£989,329	FALSE	Flat	95	£11,061	£10,414	Leasehold
First Floor Flat, 66, Warriner Gardens SW11 4DU	SW11 4DU	SW11 4	12/01/2024	£555,000	£545,245	FALSE	Flat	52	£10,673	£10,485	Leasehold
Flat 95, Prince Of Wales Mansions, Prince Of Wales Drive SW11 4BL	SW11 4BL	SW11 4	28/03/2022	£1,250,000	£1,210,071	FALSE	Flat	115	£10,870	£10,522	Leasehold
26, Albert Bridge Road, Battersea SW11 4PY	SW11 4PY	SW11 4	16/12/2022	£760,000	£737,096	FALSE	Flat	70	£10,857	£10,530	Leasehold
16, Macduff Road SW11 4DA	SW11 4DA	SW11 4	18/09/2023	£2,700,000	£2,640,331	FALSE	Flat	248	£10,887	£10,647	Freehold
Flat 20b, Cyril Mansions, Prince Of Wales Drive SW11 4HR	SW11 4HR	SW11 4	21/02/2023	£540,000	£524,684	FALSE	Flat	49	£11,020	£10,708	Leasehold
21, Rosenau Crescent SW11 4RY	SW11 4RY	SW11 4	29/07/2022	£897,500	£858,689	FALSE	Flat	80	£11,219	£10,734	Leasehold
Flat 79, York Mansions, Prince Of Wales Drive SW11 4BW	SW11 4BW	SW11 4	23/02/2024	£1,550,000	£1,535,541	FALSE	Flat	143	£10,839	£10,738	Leasehold
3, Cambridge Road SW11 4RT	SW11 4RT	SW11 4	17/08/2023	£840,000	£836,848	FALSE	Flat	77	£10,909	£10,868	Leasehold
Flat 61, York Mansions, Prince Of Wales Drive SW11 4BW	SW11 4BW	SW11 4	20/11/2023	£1,600,000	£1,533,574	FALSE	Flat	141	£11,348	£10,876	Leasehold
Flat 4, Norfolk Mansions, Prince Of Wales Drive SW11 4HL	SW11 4HL	SW11 4	29/07/2022	£1,300,000	£1,243,784	FALSE	Flat	114	£11,404	£10,910	Leasehold
22, Worfield Street SW11 4RD	SW11 4RD	SW11 4	25/02/2022	£1,825,000	£1,796,899	FALSE	Terraced	164	£11,128	£10,957	Freehold
Apartment 1, Eden Court, 313, Battersea Park Road SW11 4LU	SW11 4LU	SW11 4	24/02/2022	£675,000	£655,855	TRUE	Flat	59	£11,441	£11,116	Leasehold
39, Worfield Street SW11 4RB	SW11 4RB	SW11 4	27/07/2022	£2,537,500	£2,421,777	FALSE	Terraced	217	£11,694	£11,160	Freehold
Flat 11, Norfolk Mansions, Prince Of Wales Drive SW11 4HL	SW11 4HL	SW11 4	21/02/2023	£1,000,000	£971,638	FALSE	Flat	87	£11,494	£11,168	Leasehold
4, Kersley Mews SW11 4PS	SW11 4PS	SW11 4	27/09/2023	£2,000,000	£1,955,801	FALSE	Flat	174	£11,494	£11,240	Freehold
Flat 32, Cambridge Mansions, Cambridge Road SW11 4RU	SW11 4RU	SW11 4	25/08/2023	£780,000	£777,073	FALSE	Flat	69	£11,304	£11,262	Leasehold
17, Cupar Road SW11 4JW	SW11 4JW	SW11 4	29/09/2023	£2,225,000	£2,114,761	FALSE	Terraced	186	£11,962	£11,370	Freehold
Apartment 40, Huntington House, 11, Palmer Road SW11 4EJ	SW11 4EJ	SW11 4	18/08/2023	£680,000	£677,448	FALSE	Flat	59	£11,525	£11,482	Leasehold
Flat 25a, Cyril Mansions, Prince Of Wales Drive SW11 4HP	SW11 4HP	SW11 4	22/09/2023	£690,000	£674,751	FALSE	Flat	58.57	£11,781	£11,520	Leasehold
Apartment 1, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	10/11/2023	£902,000	£864,552	TRUE	Flat	75	£12,027	£11,527	Leasehold
Flat 51, Albany Mansions, Albert Bridge Road, Battersea SW11 4PQ	SW11 4PQ	SW11 4	10/02/2023	£1,240,000	£1,204,831	FALSE	Flat	104	£11,923	£11,585	Leasehold
Apartment 46, Bowden House, 9, Palmer Road SW11 4FT	SW11 4FT	SW11 4	21/04/2022	£865,000	£825,364	TRUE	Flat	70	£12,357	£11,791	Leasehold
8, Brynmaer Road SW11 4ER	SW11 4ER	SW11 4	27/05/2022	£2,210,000	£2,141,170	FALSE	Terraced	181	£12,210	£11,830	Freehold
44, Brynmaer Road SW11 4EW	SW11 4EW	SW11 4	10/11/2023	£3,015,000	£2,832,869	FALSE	Terraced	237	£12,722	£11,953	Freehold
Flat 38, Prince Of Wales Mansions, Prince Of Wales Drive SW11 4BQ	SW11 4BQ	SW11 4	29/09/2023	£1,715,000	£1,677,099	FALSE	Flat	139	£12,338	£12,065	Leasehold
Apartment 12, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	27/10/2023	£1,045,000	£1,015,361	TRUE	Flat	84	£12,440	£12,088	Leasehold
Flat 48, York Mansions, Prince Of Wales Drive SW11 4BP	SW11 4BP	SW11 4	17/01/2022	£1,812,000	£1,768,699	FALSE	Flat	146	£12,411	£12,114	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 25, Albert Mansions, Albert Bridge Road SW11 4QB	SW11 4QB	SW11 4	13/02/2024	£970,000	£960,951	FALSE	Flat	79	£12,278	£12,164	Leasehold
Apartment 50, 73, Albert Bridge Road, Battersea SW11 4DT	SW11 4DT	SW11 4	20/06/2022	£960,000	£921,808	FALSE	Flat	75	£12,800	£12,291	Leasehold
Apartment 17, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	17/10/2023	£1,064,850	£1,034,648	TRUE	Flat	84	£12,677	£12,317	Leasehold
Apartment 10, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	23/10/2023	£1,080,000	£1,049,369	TRUE	Flat	85	£12,706	£12,346	Leasehold
Apartment 5, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	29/09/2023	£1,074,150	£1,050,412	TRUE	Flat	85	£12,637	£12,358	Leasehold
Apartment 42, 73, Albert Bridge Road, Battersea SW11 4DT	SW11 4DT	SW11 4	29/11/2022	£1,000,000	£952,007	FALSE	Flat	77	£12,987	£12,364	Leasehold
Flat 43, Albany Mansions, Albert Bridge Road, Battersea SW11 4PQ	SW11 4PQ	SW11 4	27/07/2022	£1,100,000	£1,052,432	FALSE	Flat	85	£12,941	£12,382	Leasehold
Apartment 27, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	26/10/2023	£1,075,000	£1,044,511	TRUE	Flat	84	£12,798	£12,435	Leasehold
Apartment 20, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	22/11/2023	£1,103,050	£1,057,256	TRUE	Flat	85	£12,977	£12,438	Leasehold
Apartment 15, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	18/11/2022	£1,012,000	£970,862	TRUE	Flat	78	£12,974	£12,447	Leasehold
Apartment 32, Bowden House, 9, Palmer Road SW11 4FT	SW11 4FT	SW11 4	29/04/2022	£1,189,600	£1,135,090	TRUE	Flat	91	£13,073	£12,474	Leasehold
Flat 29, York Mansions, Prince Of Wales Drive SW11 4DL	SW11 4DL	SW11 4	26/07/2022	£1,675,000	£1,602,568	FALSE	Flat	128	£13,086	£12,520	Leasehold
Apartment 32, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	20/01/2023	£747,500	£727,631	TRUE	Flat	58	£12,888	£12,545	Leasehold
Apartment 8, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	16/10/2023	£1,072,825	£1,042,397	TRUE	Flat	83	£12,926	£12,559	Leasehold
Apartment 41, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	26/10/2022	£772,800	£730,172	TRUE	Flat	58	£13,324	£12,589	Leasehold
Apartment 30, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	24/10/2022	£1,081,000	£1,021,372	TRUE	Flat	81	£13,346	£12,610	Leasehold
30, Brynmaer Road SW11 4EW	SW11 4EW	SW11 4	23/09/2022	£2,200,000	£2,032,263	FALSE	Terraced	161	£13,665	£12,623	Freehold
Apartment 17, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	25/11/2022	£700,000	£671,545	TRUE	Flat	53	£13,208	£12,671	Leasehold
Apartment 37, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	23/10/2023	£1,100,000	£1,068,801	TRUE	Flat	84	£13,095	£12,724	Leasehold
Apartment 13, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	25/11/2022	£770,000	£738,699	TRUE	Flat	58	£13,276	£12,736	Leasehold
Apartment 82, Bowden House, 9, Palmer Road SW11 4FW	SW11 4FW	SW11 4	25/01/2022	£1,190,125	£1,161,685	TRUE	Flat	91	£13,078	£12,766	Leasehold
Apartment 4, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	16/10/2023	£710,000	£689,863	TRUE	Flat	54	£13,148	£12,775	Leasehold
Apartment 59, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	26/01/2023	£765,000	£744,665	TRUE	Flat	58	£13,190	£12,839	Leasehold
Apartment 25, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	28/09/2023	£1,116,000	£1,091,337	TRUE	Flat	85	£13,129	£12,839	Leasehold
Apartment 18, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	28/09/2023	£1,090,425	£1,066,327	TRUE	Flat	83	£13,138	£12,847	Leasehold
Apartment 42, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	26/10/2023	£1,110,750	£1,079,247	TRUE	Flat	84	£13,223	£12,848	Leasehold
Apartment 9, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	16/10/2023	£715,000	£694,721	TRUE	Flat	54	£13,241	£12,865	Leasehold
Apartment 2, Kensington House, 3, Palmer Road SW11 4FA	SW11 4FA	SW11 4	28/07/2022	£1,080,000	£1,033,297	FALSE	Flat	80	£13,500	£12,916	Leasehold
Apartment 8, Kensington House, 3, Palmer Road SW11 4FA	SW11 4FA	SW11 4	27/03/2023	£1,125,000	£1,101,773	FALSE	Flat	85	£13,235	£12,962	Leasehold
Flat 36, York Mansions, Prince Of Wales Drive SW11 4DL	SW11 4DL	SW11 4	13/10/2023	£1,775,000	£1,724,657	FALSE	Flat	133	£13,346	£12,967	Leasehold
Apartment 6, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	24/11/2023	£1,935,000	£1,854,666	TRUE	Flat	143	£13,531	£12,970	Leasehold
Apartment 77, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	23/01/2023	£774,000	£753,426	TRUE	Flat	58	£13,345	£12,990	Leasehold
Apartment 62, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	26/10/2022	£730,000	£689,733	TRUE	Flat	53	£13,774	£13,014	Leasehold
Apartment 16, Kensington House, 3, Palmer Road SW11 4FA	SW11 4FA	SW11 4	20/01/2023	£1,140,000	£1,109,698	FALSE	Flat	85	£13,412	£13,055	Leasehold
Apartment 103, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	20/12/2022	£1,065,000	£1,032,904	TRUE	Flat	79	£13,481	£13,075	Leasehold
Apartment 71, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	27/10/2022	£735,000	£694,457	TRUE	Flat	53	£13,868	£13,103	Leasehold
Apartment 57, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	27/10/2022	£1,123,850	£1,061,858	TRUE	Flat	81	£13,875	£13,109	Leasehold
Apartment 41, 73, Albert Bridge Road, Battersea SW11 4DT	SW11 4DT	SW11 4	22/11/2023	£975,000	£934,522	FALSE	Flat	71	£13,732	£13,162	Leasehold
Apartment 3, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	13/04/2023	£888,000	£883,011	TRUE	Flat	67	£13,254	£13,179	Leasehold
Apartment 68, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	26/01/2023	£786,600	£765,691	TRUE	Flat	58	£13,562	£13,202	Leasehold
Flat 58, York Mansions, Prince Of Wales Drive SW11 4BP	SW11 4BP	SW11 4	24/05/2023	£1,825,000	£1,821,570	FALSE	Flat	136	£13,419	£13,394	Leasehold
Apartment 18, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	23/12/2022	£733,050	£710,958	TRUE	Flat	53	£13,831	£13,414	Leasehold
Apartment 35, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	27/10/2023	£1,175,000	£1,141,674	TRUE	Flat	85	£13,824	£13,431	Leasehold
Apartment 95, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	23/01/2023	£800,400	£779,124	TRUE	Flat	58	£13,800	£13,433	Leasehold
Apartment 38, Huntington House, 11, Palmer Road SW11 4EJ	SW11 4EJ	SW11 4	21/07/2023	£1,510,000	£1,505,746	FALSE	Flat	112	£13,482	£13,444	Leasehold
41, Radley House, 10, Palmer Road SW11 4FS	SW11 4FS	SW11 4	02/02/2024	£950,000	£941,138	FALSE	Flat	70	£13,571	£13,445	Leasehold
Apartment 28, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	23/12/2022	£860,000	£834,082	TRUE	Flat	61	£14,098	£13,673	Leasehold
Apartment 99, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	18/11/2022	£757,600	£726,803	TRUE	Flat	53	£14,294	£13,713	Leasehold
Apartment 56, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	28/10/2022	£915,000	£864,528	TRUE	Flat	63	£14,524	£13,723	Leasehold
Apartment 46, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	25/10/2022	£890,000	£840,907	TRUE	Flat	61	£14,590	£13,785	Leasehold
Apartment 81, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	25/01/2023	£755,000	£734,931	TRUE	Flat	53	£14,245	£13,867	Leasehold
Apartment 47, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	11/12/2023	£1,204,698	£1,171,602	TRUE	Flat	84	£14,342	£13,948	Leasehold
Apartment 4, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	30/01/2023	£763,600	£743,303	TRUE	Flat	53	£14,408	£14,025	Leasehold
Apartment 29, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	25/11/2022	£930,000	£892,195	TRUE	Flat	63	£14,762	£14,162	Leasehold
Apartment 30, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	17/10/2023	£1,250,850	£1,215,373	TRUE	Flat	85	£14,716	£14,299	Leasehold
Apartment 34, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	21/10/2022	£1,038,400	£981,122	TRUE	Flat	68	£15,271	£14,428	Leasehold
Apartment 48, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	28/09/2023	£1,225,000	£1,197,928	TRUE	Flat	83	£14,759	£14,433	Leasehold
Apartment 24, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	16/10/2023	£802,750	£779,982	TRUE	Flat	54	£14,866	£14,444	Leasehold
Apartment 92, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	29/11/2022	£955,000	£916,179	TRUE	Flat	63	£15,159	£14,543	Leasehold
Apartment 38, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	21/10/2022	£970,100	£916,589	TRUE	Flat	63	£15,398	£14,549	Leasehold
Apartment 36, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	27/10/2023	£2,145,000	£2,084,163	TRUE	Flat	143	£15,000	£14,575	Leasehold
Flat 8, Norfolk Mansions, Prince Of Wales Drive SW11 4HL	SW11 4HL	SW11 4	22/09/2022	£1,750,000	£1,647,606	FALSE	Flat	113	£15,487	£14,581	Leasehold
Apartment 78, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	19/01/2023	£1,168,400	£1,137,343	TRUE	Flat	78	£14,979	£14,581	Leasehold
Apartment 101, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	29/11/2022	£960,000	£920,976	TRUE	Flat	63	£15,238	£14,619	Leasehold
Apartment 29, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	19/10/2023	£816,000	£792,856	TRUE	Flat	54	£15,111	£14,683	Leasehold
Apartment 39, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	17/10/2023	£816,000	£792,856	TRUE	Flat	54	£15,111	£14,683	Leasehold
Apartment 91, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	15/03/2023	£915,200	£899,114	TRUE	Flat	61	£15,003	£14,740	Leasehold
Flat 22, Overstrand Mansions, Prince Of Wales Drive SW11 4EZ	SW11 4EZ	SW11 4	14/04/2023	£1,900,000	£1,889,326	FALSE	Flat	128	£14,844	£14,760	Leasehold
Apartment 40, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	30/01/2024	£1,283,100	£1,260,548	TRUE	Flat	85	£15,095	£14,830	Leasehold
Apartment 91, 73, Albert Bridge Road, Battersea SW11 4DT	SW11 4DT	SW11 4	28/04/2023	£1,050,000	£1,044,101	FALSE	Flat	70	£15,000	£14,916	Leasehold
Apartment 44, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	23/10/2023	£830,400	£806,848	TRUE	Flat	54	£15,378	£14,942	Leasehold
Apartment 47, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	27/01/2023	£968,000	£942,269	TRUE	Flat	63	£15,365	£14,957	Leasehold
Flat 53, Overstrand Mansions, Prince Of Wales Drive SW11 4EY	SW11 4EY	SW11 4	22/03/2022	£1,900,000	£1,831,034	FALSE	Flat	122	£15,574	£15,008	Leasehold
Apartment 31, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	18/10/2023	£2,225,000	£2,161,894	TRUE	Flat	143	£15,559	£15,118	Leasehold
Apartment 41, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	19/10/2023	£2,252,800	£2,188,905	TRUE	Flat	143	£15,754	£15,307	Leasehold
Top Maisonette, 101, Albert Bridge Road, Battersea SW11 4PF	SW11 4PF	SW11 4	29/04/2022	£2,600,000	£2,480,863	FALSE	Flat	162	£16,049	£15,314	Leasehold
Apartment 46, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	10/11/2023	£2,305,100	£2,190,648	TRUE	Flat	143	£16,120	£15,319	Leasehold
21, Soudan Road SW11 4HH	SW11 4HH	SW11 4	19/01/2024	£6,000,000	£5,808,242	FALSE	Terraced	365	£16,438	£15,913	Freehold
6, Kersley Mews SW11 4PS	SW11 4PS	SW11 4	29/08/2023	£1,788,888	£1,739,029	FALSE	Terraced	109	£16,412	£15,954	Freehold
Apartment 61, Fitzroy House, 6, Palmer Road SW11 4GH	SW11 4GH	SW11 4	26/10/2023	£2,387,425	£2,319,712	TRUE	Flat	143	£16,695	£16,222	Leasehold
Apartment 110, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	16/12/2022	£2,675,250	£2,594,626	TRUE	Flat	156	£17,149	£16,632	Leasehold
Apartment 83, Fitzroy House, 6, Palmer Road SW11 4GH	SW11 4GH	SW11 4	20/10/2023	£1,464,000	£1,422,478	TRUE	Flat	83	£17,639	£17,138	Leasehold
Apartment 78, 73, Albert Bridge Road, Battersea SW11 4DT	SW11 4DT	SW11 4	26/05/2022	£1,650,000	£1,588,667	FALSE	Flat	91	£18,132	£17,458	Leasehold
Apartment 107, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	14/04/2023	£2,784,080	£2,768,439	TRUE	Flat	154	£18,078	£17,977	Leasehold
Apartment 111, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	25/01/2023	£2,877,975	£2,801,475	TRUE	Flat	154	£18,688	£18,191	Leasehold
Apartment 108, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	28/04/2023	£2,897,110	£2,880,834	TRUE	Flat	156	£18,571	£18,467	Leasehold
Apartment 109, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	16/02/2024	£2,925,000	£2,897,715	TRUE	Flat	154	£18,994	£18,816	Leasehold
Apartment 105, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	25/07/2023	£3,072,200	£3,063,546	TRUE	Flat	154	£19,949	£19,893	Leasehold
Flat 14, Albert Bridge House, 127, Albert Bridge Road, Battersea SW11 4PL	SW11 4PL	SW11 4	26/09/2022	£2,700,000	£2,542,021	FALSE	Flat	125	£21,600	£20,336	Leasehold
Flat 55, Waterside Point, 2, Anhalt Road SW11 4PD	SW11 4PD	SW11 4	21/09/2023	£2,350,000	£2,298,066	FALSE	Flat	110	£21,364	£20,892	Leasehold
41, Albert Bridge Road, Battersea SW11 4PX	SW11 4PX	SW11 4	29/04/2022	£7,650,000	£6,869,011	FALSE	Detached	313	£24,441	£21,946	Freehold
		SW11 4 Average							£12,046	£11,658	West and south o
Flat 12, Southside Quarter, 38, Burns Road, Battersea SW11 5GY	SW11 5GY	SW11 5	17/10/2023	£1,250,000	£1,214,547	FALSE	Flat	173	£7,225	£7,021	Leasehold
16, Merryfield Court, 411, Battersea Park Road SW11 5BF	SW11 5BF	SW11 5	24/10/2023	£485,000	£471,244	FALSE	Flat	67	£7,239	£7,033	Leasehold
22, Ashley Crescent SW11 5QY	SW11 5QY	SW11 5	29/04/2022	£335,000	£319,650	FALSE	Flat	45	£7,444	£7,103	Leasehold
Flat 5, Newtown Court, Newtown Street SW11 5HH	SW11 5HH	SW11 5	28/09/2022	£356,000	£335,170	FALSE	Flat	47	£7,574	£7,131	Leasehold
Flat 46, Berry House, Dagnall Street SW11 5DL	SW11 5DL	SW11 5	29/09/2023	£250,000	£244,475	FALSE	Flat	34	£7,353	£7,190	Leasehold
30a, Lavender Hill SW11 5RN	SW11 5RN	SW11 5	17/11/2023	£535,000	£512,789	FALSE	Flat	71	£7,535	£7,222	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
7, Dunston Road SW11 5QU	SW11 5QU	SW11 5	08/02/2024	£575,000	£564,216	FALSE	Terraced	78	£7,372	£7,234	Freehold
9, Longbeach Road SW11 5SS	SW11 5SS	SW11 5	13/11/2023	£1,200,000	£1,109,163	FALSE	Semi_Detached	153	£7,843	£7,249	Freehold
Flat 1, 131, Sugden Road SW11 5ED	SW11 5ED	SW11 5	17/03/2023	£540,000	£530,509	FALSE	Flat	72	£7,500	£7,368	Leasehold
Flat 1, 37, Sisters Avenue SW11 5SR	SW11 5SR	SW11 5	16/09/2022	£636,000	£598,787	FALSE	Flat	81	£7,852	£7,392	Leasehold
28, Longbeach Road SW11 5ST	SW11 5ST	SW11 5	29/07/2022	£831,685	£795,720	FALSE	Flat	107	£7,773	£7,437	Leasehold
79a, Lavender Hill SW11 5QL	SW11 5QL	SW11 5	21/04/2022	£515,000	£491,402	FALSE	Flat	66	£7,803	£7,445	Leasehold
126b, Lavender Hill SW11 5RB	SW11 5RB	SW11 5	24/11/2023	£474,000	£454,321	FALSE	Flat	61	£7,770	£7,448	Leasehold
22, Mysore Road SW11 5SB	SW11 5SB	SW11 5	16/06/2023	£1,075,000	£1,062,082	FALSE	Terraced	142	£7,570	£7,479	Freehold
15, Chadwick House, 1, Latchmere Street SW11 5JR	SW11 5JR	SW11 5	24/02/2023	£485,000	£471,244	FALSE	Flat	63	£7,698	£7,480	Leasehold
Flat 5, 160, Lavender Hill SW11 5TF	SW11 5TF	SW11 5	24/05/2023	£330,000	£329,380	FALSE	Flat	44	£7,500	£7,486	Leasehold
17, Tregarvon Road SW11 5QD	SW11 5QD	SW11 5	16/10/2023	£1,300,000	£1,232,537	FALSE	Terraced	164	£7,927	£7,515	Freehold
Ground Floor Flat, 331, Eversleigh Road SW11 5XS	SW11 5XS	SW11 5	09/02/2024	£495,000	£490,382	FALSE	Flat	65	£7,615	£7,544	Leasehold
71, Marney Road SW11 5EW	SW11 5EW	SW11 5	11/12/2023	£980,000	£939,201	FALSE	Terraced	124	£7,903	£7,574	Freehold
267, Eversleigh Road SW11 5XS	SW11 5XS	SW11 5	20/09/2023	£710,000	£674,822	FALSE	Terraced	89	£7,978	£7,582	Freehold
Flat D, 124, Lavender Hill SW11 5RB	SW11 5RB	SW11 5	13/11/2023	£525,000	£503,204	FALSE	Flat	66	£7,955	£7,624	Leasehold
10, Marney Road SW11 5EP	SW11 5EP	SW11 5	17/01/2022	£737,500	£728,637	FALSE	Flat	95	£7,763	£7,670	Freehold
48, Garfield Road SW11 5PN	SW11 5PN	SW11 5	08/04/2024	£1,620,000	£1,620,000	FALSE	Terraced	211	£7,678	£7,678	Freehold
38, Nansen Road SW11 5NT	SW11 5NT	SW11 5	26/10/2022	£1,235,000	£1,144,513	FALSE	Terraced	149	£8,289	£7,681	Freehold
110, Reform Street SW11 5AH	SW11 5AH	SW11 5	27/10/2023	£594,480	£577,619	FALSE	Flat	75	£7,926	£7,702	Leasehold
40, Gowrie Road SW11 5NR	SW11 5NR	SW11 5	20/06/2023	£1,175,000	£1,160,880	FALSE	Terraced	150	£7,833	£7,739	Freehold
Flat 16, Shaftesbury Park Chambers, Ashbury Road SW11 5UH	SW11 5UH	SW11 5	29/04/2022	£430,000	£410,296	FALSE	Flat	53	£8,113	£7,741	Leasehold
First Floor Flat, 19, Longbeach Road SW11 5SS	SW11 5SS	SW11 5	18/12/2023	£882,000	£857,769	FALSE	Flat	110	£8,018	£7,798	Leasehold
11, Chadwick House, 1, Latchmere Street SW11 5JR	SW11 5JR	SW11 5	25/08/2023	£470,000	£468,236	FALSE	Flat	60	£7,833	£7,804	Leasehold
7, Eland Road SW11 5JX	SW11 5JX	SW11 5	24/02/2023	£1,700,000	£1,631,943	FALSE	Terraced	209	£8,134	£7,808	Freehold
28, Mysore Road SW11 5SB	SW11 5SB	SW11 5	11/12/2023	£1,325,000	£1,269,838	FALSE	Terraced	162	£8,179	£7,839	Freehold
79, Elsley Road SW11 5LJ	SW11 5LJ	SW11 5	29/07/2022	£1,036,000	£988,753	FALSE	Terraced	126	£8,222	£7,847	Freehold
26, Evesham Way SW11 5QX	SW11 5QX	SW11 5	30/05/2022	£600,000	£581,313	FALSE	Terraced	73	£8,219	£7,963	Freehold
17, Dunston Road SW11 5QU	SW11 5QU	SW11 5	20/01/2023	£600,000	£575,500	FALSE	Terraced	72	£8,333	£7,993	Freehold
28, Knowsley Road SW11 5BL	SW11 5BL	SW11 5	24/05/2022	£1,100,000	£1,065,741	FALSE	Terraced	133	£8,271	£8,013	Freehold
87b, Marney Road SW11 5EW	SW11 5EW	SW11 5	30/05/2022	£800,000	£770,263	FALSE	Flat	96	£8,333	£8,024	Leasehold
103, Sugden Road SW11 5ED	SW11 5ED	SW11 5	28/01/2022	£2,100,000	£2,074,764	FALSE	Terraced	258	£8,140	£8,042	Freehold
31, Gowrie Road SW11 5NN	SW11 5NN	SW11 5	24/04/2023	£365,000	£362,949	FALSE	Flat	45	£8,111	£8,066	Leasehold
125, Sugden Road SW11 5ED	SW11 5ED	SW11 5	29/07/2022	£1,625,000	£1,554,730	FALSE	Flat	192	£8,464	£8,098	Freehold
14, Poyntz Road SW11 5BH	SW11 5BH	SW11 5	16/12/2022	£1,285,000	£1,224,367	FALSE	Terraced	151	£8,510	£8,108	Freehold
Flat 12, Shaftesbury Park Chambers, Ashbury Road SW11 5UH	SW11 5UH	SW11 5	24/11/2023	£433,000	£415,023	FALSE	Flat	51	£8,490	£8,138	Leasehold
85, Eversleigh Road SW11 5UX	SW11 5UX	SW11 5	28/04/2023	£890,000	£880,060	FALSE	Terraced	108	£8,241	£8,149	Freehold
Flat 12, Avenue Mansions, Sisters Avenue SW11 5SL	SW11 5SL	SW11 5	27/01/2022	£1,325,000	£1,293,336	FALSE	Flat	158	£8,386	£8,186	Leasehold
Upper Flat, 96, Grayshott Road SW11 5UF	SW11 5UF	SW11 5	27/01/2023	£455,425	£443,319	FALSE	Flat	54	£8,434	£8,210	Leasehold
Flat 4, 10, Sisters Avenue SW11 5SG	SW11 5SG	SW11 5	29/06/2023	£405,000	£402,348	FALSE	Flat	48	£8,438	£8,382	Leasehold
130, Ashley Crescent SW11 5QZ	SW11 5QZ	SW11 5	21/09/2023	£317,500	£310,483	FALSE	Flat	37	£8,581	£8,391	Leasehold
51, Glycena Road SW11 5TP	SW11 5TP	SW11 5	20/05/2022	£1,500,000	£1,453,283	FALSE	Terraced	173	£8,671	£8,400	Freehold
First Floor Flat, 45, Tregarvon Road SW11 5QD	SW11 5QD	SW11 5	13/02/2023	£685,000	£665,572	FALSE	Flat	79	£8,671	£8,425	Leasehold
323, Eversleigh Road SW11 5XS	SW11 5XS	SW11 5	24/08/2022	£960,000	£893,258	FALSE	Terraced	106	£9,057	£8,427	Freehold
11, Eversleigh Road SW11 5UX	SW11 5UX	SW11 5	18/02/2022	£805,000	£792,605	FALSE	Terraced	94	£8,564	£8,432	Freehold
88, Ashbury Road SW11 5UG	SW11 5UG	SW11 5	21/07/2023	£1,050,000	£1,032,067	FALSE	Terraced	122	£8,607	£8,460	Freehold
178, Eversleigh Road SW11 5XT	SW11 5XT	SW11 5	21/09/2022	£965,000	£891,425	FALSE	Terraced	105	£9,190	£8,490	Freehold
287b, Eversleigh Road SW11 5XS	SW11 5XS	SW11 5	28/03/2022	£511,000	£492,452	FALSE	Flat	58	£8,810	£8,491	Leasehold
33a, Craven Mews SW11 5PW	SW11 5PW	SW11 5	20/02/2023	£350,000	£340,073	FALSE	Flat	40	£8,750	£8,502	Leasehold
35, Freedom Street SW11 5AQ	SW11 5AQ	SW11 5	24/02/2023	£590,000	£573,266	FALSE	Flat	66	£8,939	£8,686	Leasehold
The Upper Flat At, 51, Fontarabia Road SW11 5PE	SW11 5PE	SW11 5	25/07/2022	£755,000	£722,351	FALSE	Flat	83	£9,096	£8,703	Leasehold
138b, Lavender Hill SW11 5RA	SW11 5RA	SW11 5	29/09/2023	£625,000	£611,188	FALSE	Flat	70	£8,929	£8,731	Leasehold
Ground Floor Flat, 46, Thirsk Road SW11 5SX	SW11 5SX	SW11 5	22/09/2023	£575,000	£562,293	FALSE	Flat	64	£8,984	£8,786	Leasehold
4, Tregarvon Road SW11 5QE	SW11 5QE	SW11 5	15/02/2023	£1,325,000	£1,271,956	FALSE	Terraced	143	£9,266	£8,895	Freehold
4, Garfield Road SW11 5PN	SW11 5PN	SW11 5	19/05/2023	£1,330,000	£1,326,542	FALSE	Terraced	149	£8,926	£8,903	Freehold
17, Marney Road SW11 5EW	SW11 5EW	SW11 5	27/05/2022	£1,600,000	£1,550,168	FALSE	Terraced	173	£9,249	£8,961	Freehold
55, Nansen Road SW11 5NS	SW11 5NS	SW11 5	25/07/2022	£1,556,000	£1,485,038	FALSE	Terraced	163	£9,546	£9,111	Freehold
6, Marmion Mews SW11 5PP	SW11 5PP	SW11 5	29/06/2022	£475,000	£456,103	FALSE	Flat	50	£9,500	£9,122	Leasehold
96, Knowsley Road SW11 5BL	SW11 5BL	SW11 5	19/12/2023	£1,020,000	£977,535	FALSE	Terraced	107	£9,533	£9,136	Freehold
101, Taybridge Road SW11 5PX	SW11 5PX	SW11 5	29/04/2022	£1,355,000	£1,310,592	FALSE	Terraced	143	£9,476	£9,165	Freehold
12, Eland Road SW11 5JY	SW11 5JY	SW11 5	16/06/2023	£1,275,000	£1,259,678	FALSE	Terraced	137	£9,307	£9,195	Freehold
1, Marney Road SW11 5EW	SW11 5EW	SW11 5	28/01/2022	£885,000	£874,365	FALSE	Flat	95	£9,316	£9,204	Freehold
52, Stormont Road SW11 5EL	SW11 5EL	SW11 5	08/04/2024	£801,000	£801,000	FALSE	Flat	87	£9,207	£9,207	Leasehold
84, Reform Street SW11 5AH	SW11 5AH	SW11 5	29/03/2023	£630,000	£618,927	FALSE	Flat	67	£9,403	£9,238	Leasehold
43, Ashbury Road SW11 5UN	SW11 5UN	SW11 5	27/11/2023	£761,500	£729,885	FALSE	Flat	79	£9,639	£9,239	Freehold
14, Odger Street SW11 5AF	SW11 5AF	SW11 5	24/08/2022	£575,000	£539,920	FALSE	Flat	58	£9,914	£9,309	Leasehold
2, Elsley Road SW11 5LL	SW11 5LL	SW11 5	08/12/2023	£835,000	£800,237	FALSE	Terraced	85	£9,824	£9,415	Freehold
2, Freedom Street SW11 5AQ	SW11 5AQ	SW11 5	19/05/2023	£567,388	£566,321	FALSE	Flat	60	£9,456	£9,439	Leasehold
125, Elsley Road SW11 5LH	SW11 5LH	SW11 5	29/09/2023	£850,000	£807,886	FALSE	Terraced	85.26	£9,970	£9,476	Freehold
24, Knowsley Road SW11 5BL	SW11 5BL	SW11 5	29/04/2022	£775,000	£749,601	FALSE	Terraced	79	£9,810	£9,489	Freehold
136, Elsley Road SW11 5LH	SW11 5LH	SW11 5	20/01/2022	£1,000,000	£987,983	FALSE	Terraced	104	£9,615	£9,500	Freehold
Flat 3, 28, Sisters Avenue SW11 5SQ	SW11 5SQ	SW11 5	25/02/2022	£480,000	£466,386	FALSE	Flat	49	£9,796	£9,518	Leasehold
9, Marmion Mews SW11 5PP	SW11 5PP	SW11 5	25/08/2023	£650,000	£647,561	FALSE	Flat	68	£9,559	£9,523	Leasehold
26, Knowsley Road SW11 5BL	SW11 5BL	SW11 5	29/04/2022	£800,000	£773,782	FALSE	Terraced	81	£9,877	£9,553	Freehold
68, Mysore Road SW11 5SB	SW11 5SB	SW11 5	29/03/2022	£1,605,000	£1,569,545	FALSE	Terraced	164	£9,787	£9,570	Freehold
25, Shirley Grove SW11 5XJ	SW11 5XJ	SW11 5	29/03/2022	£925,000	£904,567	FALSE	Terraced	94	£9,840	£9,623	Freehold
50, Reform Street SW11 5AJ	SW11 5AJ	SW11 5	27/01/2023	£625,000	£608,387	FALSE	Flat	63	£9,921	£9,657	Leasehold
19d, Sisters Avenue SW11 5SP	SW11 5SP	SW11 5	15/12/2023	£845,000	£821,786	FALSE	Flat	85	£9,941	£9,668	Leasehold
44, Nansen Road SW11 5NT	SW11 5NT	SW11 5	17/02/2022	£1,430,000	£1,407,981	FALSE	Terraced	145	£9,862	£9,710	Freehold
First And Second Floor Flat, 9, Nansen Road SW11 5NS	SW11 5NS	SW11 5	26/08/2022	£716,000	£672,318	FALSE	Flat	69	£10,377	£9,744	Leasehold
41, Ashbury Road SW11 5UN	SW11 5UN	SW11 5	18/02/2022	£970,000	£955,064	FALSE	Terraced	98	£9,898	£9,746	Freehold
74, Sabine Road SW11 5LW	SW11 5LW	SW11 5	21/11/2022	£811,000	£763,255	FALSE	Terraced	78	£10,397	£9,785	Freehold
199, Eversleigh Road SW11 5UY	SW11 5UY	SW11 5	20/01/2023	£950,000	£911,208	FALSE	Terraced	93	£10,215	£9,798	Freehold
74, Eland Road SW11 5LA	SW11 5LA	SW11 5	28/10/2022	£1,058,738	£981,165	FALSE	Terraced	100	£10,587	£9,812	Freehold
19c, Sisters Avenue SW11 5SP	SW11 5SP	SW11 5	17/02/2023	£495,000	£480,961	FALSE	Flat	49	£10,102	£9,816	Leasehold
32, Holden Street SW11 5UP	SW11 5UP	SW11 5	10/11/2023	£1,150,000	£1,092,901	FALSE	Other	111	£10,360	£9,846	Freehold
9, Knowsley Road SW11 5BN	SW11 5BN	SW11 5	24/07/2023	£1,270,000	£1,248,309	FALSE	Terraced	126	£10,079	£9,907	Freehold
37, Gowrie Road SW11 5NN	SW11 5NN	SW11 5	29/09/2022	£1,395,000	£1,288,640	FALSE	Terraced	130	£10,731	£9,913	Freehold
32d, Lavender Hill SW11 5RL	SW11 5RL	SW11 5	29/09/2023	£345,000	£337,376	FALSE	Flat	34	£10,147	£9,923	Leasehold
46, Mysore Road SW11 5SB	SW11 5SB	SW11 5	20/03/2023	£1,410,000	£1,376,514	FALSE	Terraced	138	£10,217	£9,975	Freehold
23, Freke Road SW11 5PU	SW11 5PU	SW11 5	22/03/2024	£1,090,000	£1,090,000	FALSE	Terraced	109	£10,000	£10,000	Freehold
Ground Floor Flat, 60, Taybridge Road SW11 5PT	SW11 5PT	SW11 5	12/06/2023	£595,000	£591,104	FALSE	Flat	59	£10,085	£10,019	Leasehold
96, Eversleigh Road SW11 5XB	SW11 5XB	SW11 5	26/04/2022	£770,000	£732,131	FALSE	Semi_Detached	73	£10,548	£10,029	Freehold
15, Birley Street, Battersea SW11 5XE	SW11 5XE	SW11 5	12/05/2023	£795,000	£792,933	FALSE	Terraced	79	£10,063	£10,037	Freehold
119, Elsley Road SW11 5LH	SW11 5LH	SW11 5	22/03/2023	£875,000	£854,220	FALSE	Terraced	85	£10,294	£10,050	Freehold
34, Jedburgh Street SW11 5QB	SW11 5QB	SW11 5	25/04/2023	£1,200,000	£1,186,598	FALSE	Terraced	118	£10,169	£10,056	Freehold
59, Sisters Avenue SW11 5SW	SW11 5SW	SW11 5	26/08/2022	£1,800,014	£1,674,872	FALSE	Terraced	166	£10,843	£10,090	Freehold
60, Reform Street SW11 5AJ	SW11 5AJ	SW11 5	20/12/2022	£645,000	£625,562	FALSE	Flat	62	£10,403	£10,090	Leasehold
101, Ashbury Road SW11 5UQ	SW11 5UQ	SW11 5	20/09/2022	£885,000	£817,524	FALSE	Terraced	81	£10,926	£10,093	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
15, Shellwood Road SW11 5BJ	SW11 5BJ	SW11 5	26/02/2024	£785,000	£770,277	FALSE	Terraced	76	£10,329	£10,135	Freehold
8, Reform Street SW11 5AJ	SW11 5AJ	SW11 5	19/08/2022	£521,000	£489,215	FALSE	Flat	48	£10,854	£10,192	Leasehold
17, Fontarabia Road SW11 5PE	SW11 5PE	SW11 5	21/07/2023	£1,400,000	£1,376,089	FALSE	Terraced	135	£10,370	£10,193	Freehold
179, Elsley Road SW11 5LG	SW11 5LG	SW11 5	16/02/2022	£601,000	£591,746	FALSE	Terraced	58	£10,362	£10,203	Freehold
Flat 2, Southside Quarter, 38, Burns Road, Battersea SW11 5GY	SW11 5GY	SW11 5	19/05/2023	£1,200,000	£1,197,744	FALSE	Flat	116	£10,345	£10,325	Leasehold
106, Taybridge Road SW11 5PZ	SW11 5PZ	SW11 5	26/09/2022	£1,100,000	£1,016,132	FALSE	Terraced	98	£11,224	£10,369	Freehold
43, Marney Road SW11 5EW	SW11 5EW	SW11 5	21/06/2023	£1,430,000	£1,412,815	FALSE	Terraced	135	£10,593	£10,465	Freehold
Ground Floor And Basement Flat, 24, Forthbridge Road SW11 5NY	SW11 5NY	SW11 5	26/05/2023	£965,000	£963,186	FALSE	Flat	92	£10,489	£10,469	Leasehold
237, Eversleigh Road SW11 5XS	SW11 5XS	SW11 5	08/04/2024	£975,000	£975,000	FALSE	Terraced	93	£10,484	£10,484	Freehold
34, Glycena Road SW11 5TR	SW11 5TR	SW11 5	24/02/2023	£1,115,000	£1,070,363	FALSE	Terraced	102	£10,931	£10,494	Freehold
91, Stormont Road SW11 5EJ	SW11 5EJ	SW11 5	29/09/2023	£1,290,000	£1,226,086	FALSE	Terraced	116	£11,121	£10,570	Freehold
29, Fontarabia Road SW11 5PE	SW11 5PE	SW11 5	09/11/2023	£1,475,000	£1,385,898	FALSE	Terraced	131	£11,260	£10,579	Freehold
26, Nansen Road SW11 5NT	SW11 5NT	SW11 5	20/01/2023	£450,000	£438,038	FALSE	Flat	41	£10,976	£10,684	Leasehold
Ground Floor Flat, 62, Thirsk Road SW11 5SX	SW11 5SX	SW11 5	16/02/2022	£850,000	£825,892	FALSE	Flat	77	£11,039	£10,726	Leasehold
Ground Floor Flat, 45, Mysore Road SW11 5RY	SW11 5RY	SW11 5	20/03/2023	£525,000	£515,772	FALSE	Flat	48	£10,938	£10,745	Leasehold
67, Tyneham Road, Battersea SW11 5XQ	SW11 5XQ	SW11 5	27/01/2023	£875,000	£839,271	FALSE	Terraced	78	£11,218	£10,760	Freehold
Ground Floor Flat, 25, Thirsk Road SW11 5SU	SW11 5SU	SW11 5	30/08/2023	£900,000	£896,623	FALSE	Flat	83	£10,843	£10,803	Leasehold
Basement Flat, 134, Lavender Hill SW11 5RB	SW11 5RB	SW11 5	18/11/2022	£477,000	£457,610	FALSE	Flat	42	£11,357	£10,895	Leasehold
3, Elsley Road SW11 5LJ	SW11 5LJ	SW11 5	22/08/2023	£1,166,000	£1,133,502	FALSE	Terraced	104	£11,212	£10,899	Freehold
Flat 2, 151, Lavender Hill SW11 5QJ	SW11 5QJ	SW11 5	22/09/2023	£850,000	£831,215	FALSE	Flat	76.17	£11,159	£10,913	Leasehold
10, Ashbury Road SW11 5UJ	SW11 5UJ	SW11 5	16/12/2022	£817,500	£778,926	FALSE	Terraced	71	£11,514	£10,971	Freehold
25, Forthbridge Road SW11 5NX	SW11 5NX	SW11 5	26/05/2023	£1,650,000	£1,645,711	FALSE	Terraced	150	£11,000	£10,971	Freehold
14, Tregarvon Road SW11 5QE	SW11 5QE	SW11 5	28/10/2022	£825,000	£779,493	FALSE	Flat	71	£11,620	£10,979	Leasehold
Flat 3, 16, Sisters Avenue SW11 5SQ	SW11 5SQ	SW11 5	24/06/2022	£472,000	£453,222	FALSE	Flat	41	£11,512	£11,054	Leasehold
6b, Marney Road SW11 5EP	SW11 5EP	SW11 5	23/09/2022	£670,000	£630,798	FALSE	Flat	57	£11,754	£11,067	Leasehold
112, Eversleigh Road SW11 5XB	SW11 5XB	SW11 5	12/06/2023	£1,050,000	£1,037,382	FALSE	Terraced	92	£11,413	£11,276	Freehold
Flat 18, Shaftesbury Park Chambers, Ashbury Road SW11 5UH	SW11 5UH	SW11 5	22/12/2022	£350,000	£339,452	FALSE	Flat	30	£11,667	£11,315	Leasehold
Flat 1, 50, Garfield Road SW11 5PN	SW11 5PN	SW11 5	27/11/2023	£535,000	£512,789	FALSE	Flat	45	£11,889	£11,395	Leasehold
41, Fontarabia Road SW11 5PE	SW11 5PE	SW11 5	22/09/2022	£1,025,000	£946,850	FALSE	Terraced	83	£12,349	£11,408	Freehold
27, Sabine Road SW11 5LN	SW11 5LN	SW11 5	23/06/2023	£855,000	£844,725	FALSE	Terraced	73	£11,712	£11,572	Freehold
147, Sabine Road SW11 5LX	SW11 5LX	SW11 5	22/03/2022	£845,000	£826,334	FALSE	Terraced	71	£11,901	£11,639	Freehold
68a, Forthbridge Road SW11 5NY	SW11 5NY	SW11 5	28/11/2022	£547,000	£524,764	FALSE	Flat	45	£12,156	£11,661	Leasehold
150, Elsley Road SW11 5LQ	SW11 5LQ	SW11 5	17/05/2023	£880,000	£877,712	FALSE	Terraced	75	£11,733	£11,703	Freehold
4, Marney Road SW11 5EP	SW11 5EP	SW11 5	20/09/2022	£1,600,000	£1,478,010	FALSE	Terraced	124	£12,903	£11,919	Freehold
Flat 4, 30, Sisters Avenue SW11 5SQ	SW11 5SQ	SW11 5	17/06/2022	£530,000	£508,915	FALSE	Flat	41	£12,927	£12,413	Leasehold
First Floor Flat At, 72, Taybridge Road SW11 5PT	SW11 5PT	SW11 5	19/12/2023	£750,000	£729,396	FALSE	Flat	56	£13,393	£13,025	Leasehold
First And Second Floor Maisonette, 14, Rush Hill Road SW11 5NW	SW11 5NW	SW11 5	20/12/2022	£880,000	£853,479	FALSE	Flat	64	£13,750	£13,336	Leasehold
12, Taybridge Road SW11 5PS	SW11 5PS	SW11 5	22/09/2022	£850,000	£800,266	FALSE	Flat	59	£14,407	£13,564	Leasehold
Ground Floor Flat, 53, Sugden Road SW11 5EB	SW11 5EB	SW11 5	27/01/2023	£769,000	£748,559	FALSE	Flat	53	£14,509	£14,124	Leasehold
52, Eversleigh Road SW11 5XA	SW11 5XA	SW11 5	18/04/2023	£942,500	£931,974	FALSE	Terraced	65	£14,500	£14,338	Freehold
122, Tyneham Road, Battersea SW11 5XR	SW11 5XR	SW11 5	28/09/2023	£865,000	£822,143	FALSE	Terraced	55	£15,727	£14,948	Freehold
		SW11 5 Average							£9,718	£9,402	South West of Qu
48a, Broomwood Road SW11 6HT	SW11 6HT	SW11 6	29/09/2022	£690,000	£645,064	FALSE	Flat	122	£5,656	£5,287	Freehold
72, Broomwood Road SW11 6JF	SW11 6JF	SW11 6	26/02/2024	£479,249	£474,778	FALSE	Flat	72	£6,656	£6,594	Leasehold
13, Kyrle Road SW11 6BD	SW11 6BD	SW11 6	23/06/2023	£705,000	£700,384	FALSE	Flat	94	£7,500	£7,451	Leasehold
29, Bramfield Road SW11 6RA	SW11 6RA	SW11 6	24/02/2023	£1,540,000	£1,478,349	FALSE	Terraced	195	£7,897	£7,581	Freehold
131, Leathwaite Road SW11 6RW	SW11 6RW	SW11 6	13/12/2023	£1,480,000	£1,418,385	FALSE	Terraced	186	£7,957	£7,626	Freehold
2, Worcester Gardens SW11 6LR	SW11 6LR	SW11 6	18/11/2022	£1,460,000	£1,374,047	FALSE	Terraced	180	£8,111	£7,634	Freehold
89, Montholme Road SW11 6HX	SW11 6HX	SW11 6	16/12/2022	£1,027,500	£996,534	FALSE	Flat	130	£7,904	£7,666	Leasehold
222, Broomwood Road SW11 6JY	SW11 6JY	SW11 6	21/12/2022	£1,352,000	£1,311,255	FALSE	Flat	166	£8,145	£7,899	Leasehold
94b, Belleville Road SW11 6PP	SW11 6PP	SW11 6	15/05/2023	£670,000	£653,109	FALSE	Flat	81	£8,272	£8,063	Leasehold
101, Leathwaite Road SW11 6RN	SW11 6RN	SW11 6	21/07/2023	£1,660,000	£1,631,648	FALSE	Terraced	202	£8,218	£8,077	Freehold
133g, Chatham Road SW11 6HJ	SW11 6HJ	SW11 6	20/09/2022	£413,000	£388,835	FALSE	Flat	48	£8,604	£8,101	Leasehold
78, Gayville Road SW11 6JP	SW11 6JP	SW11 6	21/12/2022	£1,560,000	£1,486,391	FALSE	Terraced	181	£8,619	£8,212	Freehold
94, Manchuria Road SW11 6AE	SW11 6AE	SW11 6	30/08/2022	£1,700,000	£1,581,811	FALSE	Terraced	188	£9,043	£8,414	Freehold
74a, Broomwood Road SW11 6LA	SW11 6LA	SW11 6	25/08/2023	£701,000	£698,370	FALSE	Flat	83	£8,446	£8,414	Leasehold
Flat 3, 108, Kyrle Road SW11 6BA	SW11 6BA	SW11 6	24/02/2023	£600,000	£582,983	FALSE	Flat	69	£8,696	£8,449	Leasehold
7, Wroughton Road SW11 6BE	SW11 6BE	SW11 6	08/12/2023	£1,957,000	£1,844,127	FALSE	Semi_Detached	218	£8,977	£8,459	Freehold
129, Grandison Road SW11 6LT	SW11 6LT	SW11 6	10/11/2023	£1,660,000	£1,559,722	FALSE	Terraced	184	£9,022	£8,477	Freehold
42, Bolingbroke Grove SW11 6EH	SW11 6EH	SW11 6	11/04/2023	£1,850,000	£1,829,338	FALSE	Terraced	215	£8,605	£8,509	Freehold
38, Bennerley Road SW11 6DS	SW11 6DS	SW11 6	28/04/2023	£1,950,000	£1,881,864	FALSE	Semi_Detached	221	£8,824	£8,515	Freehold
63, Leathwaite Road SW11 6RL	SW11 6RL	SW11 6	22/03/2022	£960,000	£938,794	FALSE	Terraced	110	£8,727	£8,534	Freehold
108, Broomwood Road SW11 6LA	SW11 6LA	SW11 6	13/10/2023	£2,000,000	£1,896,211	FALSE	Terraced	222	£9,009	£8,541	Freehold
81, Bolingbroke Grove SW11 6HB	SW11 6HB	SW11 6	21/03/2023	£2,581,000	£2,519,704	FALSE	Terraced	294	£8,779	£8,570	Freehold
103b, Kelmscott Road SW11 6PU	SW11 6PU	SW11 6	24/08/2023	£657,500	£655,033	FALSE	Flat	76	£8,651	£8,619	Leasehold
Gorst House, 1a, Gorst Road SW11 6JB	SW11 6JB	SW11 6	26/10/2022	£2,075,000	£1,922,967	FALSE	Terraced	223	£9,305	£8,623	Freehold
142b, Leathwaite Road SW11 6RP	SW11 6RP	SW11 6	29/07/2022	£1,075,000	£1,028,514	FALSE	Flat	119	£9,034	£8,643	Leasehold
100, Bramfield Road SW11 6PY	SW11 6PY	SW11 6	26/08/2022	£2,400,000	£2,233,145	FALSE	Terraced	257	£9,339	£8,689	Freehold
First Floor Flat At, 181, Leathwaite Road SW11 6RW	SW11 6RW	SW11 6	28/04/2023	£755,000	£750,758	FALSE	Flat	86	£8,779	£8,730	Leasehold
62b, Belleville Road SW11 6PP	SW11 6PP	SW11 6	21/03/2023	£590,000	£579,630	FALSE	Flat	66	£8,939	£8,782	Leasehold
58a, Kyrle Road SW11 6BA	SW11 6BA	SW11 6	21/01/2022	£885,000	£863,851	FALSE	Flat	98	£9,031	£8,815	Leasehold
93, Leathwaite Road SW11 6RN	SW11 6RN	SW11 6	20/04/2022	£1,795,000	£1,736,172	FALSE	Terraced	196	£9,158	£8,858	Freehold
90, Wakehurst Road SW11 6BT	SW11 6BT	SW11 6	23/10/2023	£1,890,000	£1,765,217	FALSE	Semi_Detached	199	£9,497	£8,870	Freehold
Flat A, 72, Bolingbroke Grove SW11 6HD	SW11 6HD	SW11 6	23/08/2022	£1,375,000	£1,291,114	FALSE	Flat	145	£9,483	£8,904	Leasehold
80, Kyrle Road SW11 6BA	SW11 6BA	SW11 6	21/01/2022	£2,150,000	£2,124,163	FALSE	Terraced	238	£9,034	£8,925	Freehold
114, Grandison Road SW11 6LN	SW11 6LN	SW11 6	10/02/2023	£2,000,000	£1,919,933	FALSE	Terraced	215	£9,302	£8,930	Freehold
73, Broxash Road SW11 6AD	SW11 6AD	SW11 6	24/05/2023	£2,150,000	£2,144,411	FALSE	Terraced	239	£8,996	£8,972	Freehold
53, Wroughton Road SW11 6BE	SW11 6BE	SW11 6	21/02/2023	£2,300,000	£2,207,923	FALSE	Terraced	246	£9,350	£8,975	Freehold
30, Hillier Road SW11 6AU	SW11 6AU	SW11 6	22/08/2023	£2,355,500	£2,289,848	FALSE	Terraced	254	£9,274	£9,015	Freehold
Flat 5, 101, Northcote Road SW11 6PN	SW11 6PN	SW11 6	25/11/2022	£425,000	£407,724	FALSE	Flat	45	£9,444	£9,061	Leasehold
90, Salcott Road SW11 6DF	SW11 6DF	SW11 6	18/12/2023	£1,721,620	£1,622,323	FALSE	Semi_Detached	179	£9,618	£9,063	Freehold
61, Muncaster Road SW11 6NX	SW11 6NX	SW11 6	26/08/2022	£1,380,000	£1,269,469	FALSE	Semi_Detached	140	£9,857	£9,068	Freehold
124, Grandison Road SW11 6LN	SW11 6LN	SW11 6	21/02/2022	£1,775,000	£1,747,669	FALSE	Terraced	192	£9,245	£9,102	Freehold
21, Darley Road SW11 6SW	SW11 6SW	SW11 6	26/04/2022	£793,000	£767,011	FALSE	Terraced	84	£9,440	£9,131	Freehold
67, Bennerley Road SW11 6DR	SW11 6DR	SW11 6	28/03/2022	£740,000	£713,140	FALSE	Flat	78	£9,487	£9,143	Leasehold
43, Manchuria Road SW11 6AF	SW11 6AF	SW11 6	25/10/2022	£1,870,000	£1,732,987	FALSE	Terraced	189	£9,894	£9,169	Freehold
41, Culmstock Road SW11 6LY	SW11 6LY	SW11 6	30/08/2023	£1,550,000	£1,506,799	FALSE	Terraced	164	£9,451	£9,188	Freehold
43, Gorst Road SW11 6JB	SW11 6JB	SW11 6	17/11/2023	£2,395,000	£2,250,322	FALSE	Terraced	244	£9,816	£9,223	Freehold
161, Broomwood Road SW11 6JX	SW11 6JX	SW11 6	30/05/2023	£1,637,500	£1,633,243	FALSE	Terraced	177	£9,251	£9,227	Freehold
84, Grandison Road SW11 6LN	SW11 6LN	SW11 6	30/01/2023	£1,725,000	£1,654,563	FALSE	Terraced	178	£9,691	£9,295	Freehold
21, Bennerley Road SW11 6DR	SW11 6DR	SW11 6	12/06/2023	£1,750,000	£1,728,970	FALSE	Terraced	186	£9,409	£9,296	Freehold
Flat 4, 2, Kelmscott Road SW11 6QY	SW11 6QY	SW11 6	11/04/2023	£600,000	£596,629	FALSE	Flat	64	£9,375	£9,322	Leasehold
149, Wakehurst Road SW11 6BW	SW11 6BW	SW11 6	20/09/2022	£1,455,000	£1,327,931	FALSE	Semi_Detached	142	£10,246	£9,352	Freehold
89, Leathwaite Road SW11 6RN	SW11 6RN	SW11 6	21/04/2023	£1,085,000	£1,072,882	FALSE	Terraced	114	£9,518	£9,411	Freehold
12, Belleville Road SW11 6QT	SW11 6QT	SW11 6	26/02/2024	£1,780,000	£1,746,616	FALSE	Terraced	185	£9,622	£9,441	Freehold
The Ground Floor Flat At, 5, Amner Road SW11 6AA	SW11 6AA	SW11 6	16/09/2022	£910,000	£856,755	FALSE	Flat	90	£10,111	£9,520	Leasehold
102, Kyrle Road SW11 6BA	SW11 6BA	SW11 6	15/12/2023	£2,000,000	£1,916,736	FALSE	Terraced	201	£9,950	£9,536	Freehold
126, Grandison Road SW11 6LN	SW11 6LN	SW11 6	27/10/2023	£1,875,000	£1,777,698	FALSE	Terraced	186	£10,081	£9,558	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
78, Kelmscott Road SW11 6PT	SW11 6PT	SW11 6	25/04/2023	£1,250,000	£1,236,040	FALSE	Terraced	129	£9,690	£9,582	Freehold
79a, Bennerley Road SW11 6DR	SW11 6DR	SW11 6	22/09/2022	£765,000	£720,239	FALSE	Flat	75	£10,200	£9,603	Leasehold
107, Bennerley Road SW11 6DT	SW11 6DT	SW11 6	27/06/2023	£1,750,000	£1,728,970	FALSE	Terraced	180	£9,722	£9,605	Freehold
71a, Bennerley Road SW11 6DR	SW11 6DR	SW11 6	27/10/2023	£595,000	£578,124	FALSE	Flat	60	£9,917	£9,635	Leasehold
82, Grandison Road SW11 6LN	SW11 6LN	SW11 6	28/09/2022	£1,850,000	£1,708,949	FALSE	Terraced	177	£10,452	£9,655	Freehold
Flat 3, 48, Kelmscott Road SW11 6QY	SW11 6QY	SW11 6	27/10/2022	£550,000	£515,950	FALSE	Other	53	£10,377	£9,735	Leasehold
35, Culmstock Road SW11 6LY	SW11 6LY	SW11 6	10/11/2023	£1,930,000	£1,813,412	FALSE	Terraced	186	£10,376	£9,750	Freehold
68, Hillier Road SW11 6AU	SW11 6AU	SW11 6	28/06/2023	£2,145,000	£2,119,223	FALSE	Terraced	217	£9,885	£9,766	Freehold
51, Canford Road SW11 6PB	SW11 6PB	SW11 6	23/10/2023	£1,535,000	£1,455,342	FALSE	Terraced	149	£10,302	£9,767	Freehold
9, Grandison Road SW11 6LS	SW11 6LS	SW11 6	25/05/2023	£2,000,000	£1,994,801	FALSE	Terraced	204	£9,804	£9,778	Freehold
27, Burland Road SW11 6SA	SW11 6SA	SW11 6	25/07/2022	£1,845,000	£1,760,858	FALSE	Terraced	180	£10,250	£9,783	Freehold
17, Kelmscott Road SW11 6QX	SW11 6QX	SW11 6	27/05/2022	£1,900,000	£1,840,825	FALSE	Terraced	188	£10,106	£9,792	Freehold
9, Montholme Road SW11 6HX	SW11 6HX	SW11 6	29/04/2022	£1,835,000	£1,774,861	FALSE	Terraced	181	£10,138	£9,806	Freehold
17, Chatto Road SW11 6LJ	SW11 6LJ	SW11 6	29/04/2022	£1,650,000	£1,595,924	FALSE	Terraced	162	£10,185	£9,851	Freehold
38, Halston Close SW11 6RH	SW11 6RH	SW11 6	24/11/2023	£755,000	£709,392	FALSE	Terraced	72	£10,486	£9,853	Freehold
12a, Dents Road SW11 6JA	SW11 6JA	SW11 6	28/07/2023	£850,000	£847,606	FALSE	Flat	86	£9,884	£9,856	Leasehold
40, Honeywell Road SW11 6EF	SW11 6EF	SW11 6	20/07/2023	£1,525,000	£1,498,954	FALSE	Terraced	152	£10,033	£9,862	Freehold
32, Belleville Road SW11 6QT	SW11 6QT	SW11 6	08/12/2023	£1,875,000	£1,796,940	FALSE	Terraced	182	£10,302	£9,873	Freehold
89a, Leathwaite Road SW11 6RN	SW11 6RN	SW11 6	16/12/2022	£695,000	£674,055	FALSE	Flat	68	£10,221	£9,913	Leasehold
66, Leathwaite Road SW11 6RT	SW11 6RT	SW11 6	25/02/2022	£1,340,000	£1,319,367	FALSE	Terraced	131	£10,229	£10,072	Freehold
Flat 2, 31, Salcott Road SW11 6DQ	SW11 6DQ	SW11 6	13/10/2023	£560,000	£544,117	FALSE	Flat	54	£10,370	£10,076	Leasehold
Upper Flat, 7, Manchuria Road SW11 6AF	SW11 6AF	SW11 6	27/01/2022	£1,150,075	£1,122,592	FALSE	Flat	111	£10,361	£10,113	Leasehold
36, Chatto Road SW11 6LL	SW11 6LL	SW11 6	18/10/2023	£1,550,000	£1,469,563	FALSE	Terraced	145	£10,690	£10,135	Freehold
7, Burland Road SW11 6SA	SW11 6SA	SW11 6	30/03/2022	£1,650,000	£1,613,551	FALSE	Terraced	158	£10,443	£10,212	Freehold
81, Alfriston Road SW11 6NR	SW11 6NR	SW11 6	28/10/2022	£1,640,000	£1,519,839	FALSE	Terraced	148	£11,081	£10,269	Freehold
62b, Leathwaite Road SW11 6RS	SW11 6RS	SW11 6	21/11/2022	£1,050,000	£1,007,317	FALSE	Flat	98	£10,714	£10,279	Leasehold
Flat 3, 101, Northcote Road SW11 6PN	SW11 6PN	SW11 6	22/04/2022	£550,000	£524,798	FALSE	Flat	51	£10,784	£10,290	Leasehold
8, Adderley Grove SW11 6NA	SW11 6NA	SW11 6	12/02/2024	£1,490,000	£1,462,055	FALSE	Terraced	142	£10,493	£10,296	Freehold
43, Broxash Road SW11 6AD	SW11 6AD	SW11 6	09/06/2023	£1,900,000	£1,877,167	FALSE	Terraced	181	£10,497	£10,371	Freehold
98, Bramfield Road SW11 6PY	SW11 6PY	SW11 6	23/02/2024	£1,660,000	£1,628,866	FALSE	Terraced	157	£10,573	£10,375	Freehold
54, Roseneath Road SW11 6AQ	SW11 6AQ	SW11 6	22/08/2022	£1,970,000	£1,812,213	FALSE	Semi_Detached	174	£11,322	£10,415	Freehold
52, Leathwaite Road SW11 6RS	SW11 6RS	SW11 6	23/01/2023	£1,250,000	£1,198,958	FALSE	Terraced	115	£10,870	£10,426	Freehold
81a, Grandison Road SW11 6LT	SW11 6LT	SW11 6	19/08/2022	£800,000	£751,194	FALSE	Flat	72	£11,111	£10,433	Leasehold
40, Devereux Road SW11 6JS	SW11 6JS	SW11 6	25/08/2023	£1,750,000	£1,701,225	FALSE	Terraced	163	£10,736	£10,437	Freehold
31, Dents Road SW11 6JA	SW11 6JA	SW11 6	24/08/2022	£2,240,000	£2,084,268	FALSE	Terraced	199	£11,256	£10,474	Freehold
6, Bennerley Road SW11 6DS	SW11 6DS	SW11 6	29/04/2022	£1,500,000	£1,450,840	FALSE	Terraced	138	£10,870	£10,513	Freehold
85, Wakehurst Road SW11 6DA	SW11 6DA	SW11 6	24/08/2023	£1,895,000	£1,842,183	FALSE	Terraced	174	£10,891	£10,587	Freehold
Flat 3, Dove House, 71a, Northcote Road SW11 6PJ	SW11 6PJ	SW11 6	24/06/2022	£685,000	£657,749	FALSE	Flat	62	£11,048	£10,609	Leasehold
62, Kelmscott Road SW11 6QY	SW11 6QY	SW11 6	27/03/2023	£1,385,000	£1,352,108	FALSE	Terraced	127	£10,906	£10,647	Freehold
62c, Salcott Road SW11 6DE	SW11 6DE	SW11 6	26/08/2022	£875,000	£821,618	FALSE	Flat	77	£11,364	£10,670	Leasehold
6, Winsham Grove SW11 6ND	SW11 6ND	SW11 6	23/09/2022	£2,856,000	£2,638,247	FALSE	Terraced	247	£11,563	£10,681	Freehold
46, Kelmscott Road SW11 6QY	SW11 6QY	SW11 6	24/10/2022	£1,850,000	£1,714,452	FALSE	Terraced	160	£11,563	£10,715	Freehold
43, Kyrle Road SW11 6BB	SW11 6BB	SW11 6	22/03/2022	£1,530,000	£1,496,202	FALSE	Terraced	139	£11,007	£10,764	Freehold
30, Winsham Grove SW11 6NE	SW11 6NE	SW11 6	27/01/2022	£1,495,000	£1,477,034	FALSE	Terraced	137	£10,912	£10,781	Freehold
49, Wakehurst Road SW11 6DB	SW11 6DB	SW11 6	24/06/2022	£1,205,000	£1,144,799	FALSE	Semi_Detached	106	£11,368	£10,800	Freehold
97, Honeywell Road SW11 6ED	SW11 6ED	SW11 6	09/06/2023	£1,927,756	£1,904,590	FALSE	Terraced	176	£10,953	£10,822	Freehold
Ground Floor Flat At, 37, Gayville Road SW11 6JW	SW11 6JW	SW11 6	21/01/2022	£850,000	£829,688	FALSE	Flat	76	£11,184	£10,917	Leasehold
2, Roseneath Road SW11 6AH	SW11 6AH	SW11 6	23/08/2022	£2,550,000	£2,372,716	FALSE	Terraced	214	£11,916	£11,087	Freehold
88, Chatham Road SW11 6HG	SW11 6HG	SW11 6	12/04/2023	£1,155,000	£1,142,101	FALSE	Terraced	103	£11,214	£11,088	Freehold
32, Manchuria Road SW11 6AE	SW11 6AE	SW11 6	20/02/2023	£1,685,000	£1,617,544	FALSE	Terraced	143	£11,783	£11,312	Freehold
18b, Devereux Road SW11 6JS	SW11 6JS	SW11 6	23/06/2023	£1,200,000	£1,185,579	FALSE	Flat	104	£11,538	£11,400	Leasehold
37, Hillier Road SW11 6AX	SW11 6AX	SW11 6	17/02/2023	£2,173,800	£2,086,775	FALSE	Terraced	182	£11,944	£11,466	Freehold
65a, Broomwood Road SW11 6JN	SW11 6JN	SW11 6	16/12/2022	£1,100,000	£1,066,849	FALSE	Flat	92	£11,957	£11,596	Leasehold
Ground Floor Flat, 19, Grandison Road SW11 6LS	SW11 6LS	SW11 6	19/06/2023	£900,000	£894,107	FALSE	Flat	77	£11,688	£11,612	Leasehold
14, Kelmscott Road SW11 6QY	SW11 6QY	SW11 6	25/08/2023	£2,151,000	£2,091,048	FALSE	Terraced	179	£12,017	£11,682	Freehold
7, Devereux Road SW11 6JR	SW11 6JR	SW11 6	29/04/2022	£2,250,000	£2,176,261	FALSE	Terraced	186	£12,097	£11,700	Freehold
74, Roseneath Road SW11 6AQ	SW11 6AQ	SW11 6	27/06/2023	£2,400,000	£2,371,159	FALSE	Terraced	202	£11,881	£11,738	Freehold
74, Hillier Road SW11 6AU	SW11 6AU	SW11 6	25/01/2022	£1,515,000	£1,496,794	FALSE	Terraced	127	£11,929	£11,786	Freehold
Flat B, 23, Webbs Road SW11 6RU	SW11 6RU	SW11 6	09/02/2023	£340,000	£330,357	FALSE	Flat	28	£12,143	£11,798	Leasehold
46, Alfriston Road SW11 6NN	SW11 6NN	SW11 6	27/02/2024	£3,400,000	£3,325,464	FALSE	Semi_Detached	278	£12,230	£11,962	Freehold
14, Bolingbroke Grove SW11 6EP	SW11 6EP	SW11 6	18/08/2023	£4,400,000	£4,200,823	FALSE	Semi_Detached	351	£12,536	£11,968	Freehold
Flat 1, 46, Manchuria Road SW11 6AE	SW11 6AE	SW11 6	10/02/2023	£600,000	£582,983	FALSE	Flat	48	£12,500	£12,145	Leasehold
60, Grandison Road SW11 6LN	SW11 6LN	SW11 6	09/06/2023	£1,480,050	£1,462,264	FALSE	Terraced	116	£12,759	£12,606	Freehold
6a, Grandison Road SW11 6LW	SW11 6LW	SW11 6	20/11/2023	£813,000	£779,247	FALSE	Flat	59.09	£13,759	£13,187	Leasehold
3, Gorst Road SW11 6JB	SW11 6JB	SW11 6	26/08/2022	£3,000,000	£2,791,431	FALSE	Terraced	204	£14,706	£13,683	Freehold
109, Northcote Road SW11 6PN	SW11 6PN	SW11 6	18/02/2022	£1,201,000	£1,163,876	FALSE	Flat	82	£14,646	£14,194	Freehold
45a, Devereux Road SW11 6JR	SW11 6JR	SW11 6	18/08/2023	£1,625,000	£1,618,902	FALSE	Flat	111	£14,640	£14,585	Freehold
60a, Manchuria Road SW11 6AE	SW11 6AE	SW11 6	12/05/2023	£985,000	£983,148	FALSE	Flat	55.11	£17,873	£17,840	Leasehold
First Floor Flat, 71, Manchuria Road SW11 6AF	SW11 6AF	SW11 6	24/07/2023	£1,000,000	£997,183	FALSE	Flat	51	£19,608	£19,553	Leasehold
61a, Manchuria Road SW11 6AF	SW11 6AF	SW11 6	29/09/2023	£975,000	£953,453	FALSE	Flat	48	£20,313	£19,864	Leasehold
56a, Salcott Road SW11 6DE	SW11 6DE	SW11 6	20/10/2023	£1,120,000	£1,061,878	FALSE	Terraced	48	£23,333	£22,122	Freehold
		SW11 6 Average							£10,479	£10,111	West of Clapham
7, Montrose Building, 4, Malthouse Road SW11 7BX	SW11 7BX	SW11 7	14/04/2023	£600,000	£596,629	FALSE	Flat	76	£7,895	£7,850	Leasehold
2, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	29/04/2022	£717,300	£684,432	TRUE	Flat	83	£8,642	£8,246	Leasehold
22, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	22/04/2022	£725,000	£691,779	TRUE	Flat	83	£8,735	£8,335	Leasehold
3, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	21/04/2022	£725,000	£691,779	TRUE	Flat	81	£8,951	£8,540	Leasehold
6, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/06/2022	£726,700	£697,790	TRUE	Flat	81	£8,972	£8,615	Leasehold
52, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	27/06/2022	£770,000	£739,367	TRUE	Flat	83	£9,277	£8,908	Leasehold
9, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	26/07/2022	£924,999	£884,999	TRUE	Flat	97	£9,536	£9,124	Leasehold
15, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	21/04/2022	£928,725	£886,169	TRUE	Flat	97	£9,574	£9,136	Leasehold
16, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	25/07/2022	£773,880	£740,415	TRUE	Flat	81	£9,554	£9,141	Leasehold
22, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	25/07/2022	£778,773	£745,096	TRUE	Flat	81	£9,614	£9,199	Leasehold
11, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	25/07/2022	£751,570	£719,070	TRUE	Flat	78	£9,636	£9,219	Leasehold
12, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	20/09/2022	£735,000	£691,995	TRUE	Flat	75	£9,800	£9,227	Leasehold
27, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	22/04/2022	£940,000	£896,927	TRUE	Flat	97	£9,691	£9,247	Leasehold
28, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	25/07/2022	£785,793	£751,813	TRUE	Flat	81	£9,701	£9,282	Leasehold
24, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	29/04/2022	£732,600	£699,031	TRUE	Flat	75	£9,768	£9,320	Leasehold
34, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	25/07/2022	£792,813	£758,529	TRUE	Flat	81	£9,788	£9,365	Leasehold
4, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	28/06/2022	£773,000	£742,248	TRUE	Flat	79	£9,785	£9,396	Leasehold
54, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	22/08/2022	£751,520	£705,671	TRUE	Flat	75	£10,020	£9,409	Leasehold
41, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	25/07/2022	£786,670	£752,652	TRUE	Flat	78	£10,086	£9,649	Leasehold
47, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	22/07/2022	£793,690	£759,368	TRUE	Flat	78	£10,176	£9,735	Leasehold
48, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	22/04/2022	£767,000	£731,854	TRUE	Flat	75	£10,227	£9,758	Leasehold
64, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	28/04/2022	£836,000	£797,693	TRUE	Flat	81	£10,321	£9,848	Leasehold
7, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	27/05/2022	£677,700	£652,509	TRUE	Flat	65	£10,426	£10,039	Leasehold
1, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	25/07/2022	£675,000	£645,811	TRUE	Flat	64	£10,547	£10,091	Leasehold
13, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	22/04/2022	£688,000	£656,474	TRUE	Flat	65	£10,585	£10,100	Leasehold
Flat 16, Glacier House, 14, Charles Clowes Walk SW11 7AJ	SW11 7AJ	SW11 7	14/12/2023	£875,000	£850,962	FALSE	Flat	84	£10,417	£10,131	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
21, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	25/04/2022	£1,030,000	£982,803	TRUE	Flat	97	£10,619	£10,132	Leasehold
19, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	28/04/2022	£692,100	£660,387	TRUE	Flat	65	£10,648	£10,160	Leasehold
25, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	20/06/2022	£688,000	£660,629	TRUE	Flat	65	£10,585	£10,164	Leasehold
41, Montrose Building, 4, Malthouse Road SW11 7BX	SW11 7BX	SW11 7	27/04/2022	£770,000	£734,717	TRUE	Flat	72	£10,694	£10,204	Leasehold
14, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/07/2022	£850,000	£813,243	TRUE	Flat	79	£10,759	£10,294	Leasehold
68, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	25/04/2022	£860,000	£820,593	TRUE	Flat	79	£10,886	£10,387	Leasehold
49, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	28/07/2022	£728,000	£696,519	TRUE	Flat	65	£11,200	£10,716	Leasehold
42, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/06/2022	£594,230	£570,590	TRUE	Flat	52	£11,428	£10,973	Leasehold
48, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/06/2022	£599,235	£575,396	TRUE	Flat	52	£11,524	£11,065	Leasehold
55, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	23/06/2022	£750,000	£720,163	TRUE	Flat	65	£11,538	£11,079	Leasehold
36, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	28/06/2022	£603,480	£579,472	TRUE	Flat	52	£11,605	£11,144	Leasehold
13, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	25/04/2022	£491,400	£468,883	TRUE	Flat	42	£11,700	£11,164	Leasehold
60, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/06/2022	£609,275	£585,036	TRUE	Flat	52	£11,717	£11,251	Leasehold
25, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	25/04/2022	£496,800	£474,036	TRUE	Flat	42	£11,829	£11,287	Leasehold
66, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/06/2022	£614,250	£589,813	TRUE	Flat	52	£11,813	£11,343	Leasehold
Flat 35, Madeira Tower, 30, Ponton Road SW11 7AA	SW11 7AA	SW11 7	18/12/2023	£590,000	£573,791	FALSE	Flat	50	£11,800	£11,476	Leasehold
37, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	29/04/2022	£506,385	£483,181	TRUE	Flat	42	£12,057	£11,504	Leasehold
72, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/06/2022	£624,260	£599,425	TRUE	Flat	52	£12,005	£11,527	Leasehold
43, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	22/04/2022	£521,730	£497,823	TRUE	Flat	42	£12,422	£11,853	Leasehold
54, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/06/2022	£664,000	£637,584	TRUE	Flat	52	£12,769	£12,261	Leasehold
50, Haines House, 10, Charles Clowes Walk SW11 7AH	SW11 7AH	SW11 7	26/09/2022	£685,000	£644,920	FALSE	Flat	50	£13,700	£12,898	Leasehold
		SW11 7 Average							£10,532	£10,081	Nine Elms (east c
57, Burnelli Building, 352, Queenstown Road SW11 8NG	SW11 8NG	SW11 8	20/05/2022	£378,000	£363,949	FALSE	Flat	45	£8,400	£8,088	Leasehold
Apartment 182, Warwick Building, 366, Queenstown Road SW11 8PL	SW11 8PL	SW11 8	22/06/2022	£575,000	£552,125	FALSE	Flat	66	£8,712	£8,366	Leasehold
23, Burnelli Building, 352, Queenstown Road SW11 8NG	SW11 8NG	SW11 8	21/10/2022	£435,000	£411,005	FALSE	Flat	45	£9,667	£9,133	Leasehold
69, Burnelli Building, 352, Queenstown Road SW11 8NG	SW11 8NG	SW11 8	16/12/2022	£560,000	£543,123	FALSE	Flat	59	£9,492	£9,205	Leasehold
Apartment 214, Warwick Building, 366, Queenstown Road SW11 8PL	SW11 8PL	SW11 8	21/01/2022	£425,000	£414,844	FALSE	Flat	45	£9,444	£9,219	Leasehold
Flat 146, Howard Building, 368, Queenstown Road SW11 8NR	SW11 8NR	SW11 8	15/11/2023	£860,000	£824,296	FALSE	Flat	84	£10,238	£9,813	Leasehold
Apartment 240, Warwick Building, 366, Queenstown Road SW11 8PL	SW11 8PL	SW11 8	12/05/2023	£675,000	£673,731	FALSE	Flat	68	£9,926	£9,908	Leasehold
Flat 75, Howard Building, 368, Queenstown Road SW11 8NN	SW11 8NN	SW11 8	27/05/2022	£362,500	£349,025	FALSE	Flat	35	£10,357	£9,972	Leasehold
Flat 201, The Bridge, 334, Queenstown Road SW11 8NP	SW11 8NP	SW11 8	08/04/2024	£862,000	£862,000	FALSE	Flat	84	£10,262	£10,262	Leasehold
Flat 137, Howard Building, 368, Queenstown Road SW11 8NR	SW11 8NR	SW11 8	22/02/2022	£905,000	£879,332	FALSE	Flat	85	£10,647	£10,345	Leasehold
Flat 153, Lanson Building, 348, Queenstown Road SW11 8NY	SW11 8NY	SW11 8	25/01/2023	£480,000	£467,241	FALSE	Flat	45	£10,667	£10,383	Leasehold
Flat 58, Howard Building, 368, Queenstown Road SW11 8NN	SW11 8NN	SW11 8	22/02/2024	£845,000	£837,118	FALSE	Flat	80	£10,563	£10,464	Leasehold
6, Burnelli Building, 352, Queenstown Road SW11 8NG	SW11 8NG	SW11 8	25/04/2022	£585,000	£558,194	FALSE	Flat	53	£11,038	£10,532	Leasehold
Apartment 41, Eustace Building, 372, Queenstown Road SW11 8NT	SW11 8NT	SW11 8	29/09/2023	£625,000	£611,188	FALSE	Flat	57	£10,965	£10,723	Leasehold
Flat 11, Hawker Building, 350, Queenstown Road SW11 8AE	SW11 8AE	SW11 8	23/06/2023	£462,500	£459,471	FALSE	Flat	42	£11,012	£10,940	Leasehold
79, Burnelli Building, 352, Queenstown Road SW11 8NG	SW11 8NG	SW11 8	29/01/2024	£415,000	£407,706	FALSE	Flat	37	£11,216	£11,019	Leasehold
Apartment 73, Oswald Building, 374, Queenstown Road SW11 8PG	SW11 8PG	SW11 8	09/06/2023	£800,000	£794,761	FALSE	Flat	71	£11,268	£11,194	Leasehold
Apartment 156, Eustace Building, 372, Queenstown Road SW11 8PP	SW11 8PP	SW11 8	20/11/2023	£785,000	£752,410	FALSE	Flat	67	£11,716	£11,230	Leasehold
Apartment 6, Faraday House, Aurora Gardens SW11 8ED	SW11 8ED	SW11 8	20/12/2022	£870,000	£843,781	FALSE	Flat	75	£11,600	£11,250	Leasehold
Apartment 1, Eustace Building, 372, Queenstown Road SW11 8NT	SW11 8NT	SW11 8	18/08/2023	£770,000	£767,111	FALSE	Flat	68	£11,324	£11,281	Leasehold
Apartment 506, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	24/03/2022	£1,148,000	£1,106,330	TRUE	Flat	96	£11,958	£11,524	Leasehold
Apartment 39, Warwick Building, 366, Queenstown Road SW11 8NJ	SW11 8NJ	SW11 8	27/05/2022	£540,000	£519,927	FALSE	Flat	45	£12,000	£11,554	Leasehold
Apartment 611, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,791,034	£1,726,024	TRUE	Flat	149	£12,020	£11,584	Leasehold
Apartment 42, Faraday House, Aurora Gardens SW11 8ED	SW11 8ED	SW11 8	28/01/2022	£885,000	£863,851	FALSE	Flat	74	£11,959	£11,674	Leasehold
Apartment 412, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	25/03/2022	£1,255,500	£1,209,928	TRUE	Flat	103	£12,189	£11,747	Leasehold
Apartment 804, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,869,117	£1,801,272	TRUE	Flat	151	£12,378	£11,929	Leasehold
Flat 151, Lanson Building, 348, Queenstown Road SW11 8NY	SW11 8NY	SW11 8	20/10/2023	£612,000	£594,642	FALSE	Flat	49	£12,490	£12,136	Leasehold
Apartment 1203, Beechmore House, 5, Electric Boulevard SW11 8BR	SW11 8BR	SW11 8	22/12/2022	£1,238,880	£1,201,544	TRUE	Flat	99	£12,514	£12,137	Leasehold
Apartment 711, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,841,067	£1,774,241	TRUE	Flat	146	£12,610	£12,152	Leasehold
Apartment 19, Oswald Building, 374, Queenstown Road SW11 8NU	SW11 8NU	SW11 8	28/09/2022	£1,435,000	£1,351,037	FALSE	Flat	111	£12,928	£12,172	Leasehold
Apartment 1102, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,206,307	£1,162,521	TRUE	Flat	95	£12,698	£12,237	Leasehold
Flat 91, Lanson Building, 348, Queenstown Road SW11 8QQ	SW11 8QQ	SW11 8	14/02/2023	£530,000	£514,968	FALSE	Flat	42	£12,619	£12,261	Leasehold
Flat 62, Howard Building, 368, Queenstown Road SW11 8NN	SW11 8NN	SW11 8	28/06/2022	£655,000	£628,942	FALSE	Flat	51	£12,843	£12,332	Leasehold
101, Dawson House, 11, Circus Road West SW11 8EN	SW11 8EN	SW11 8	24/08/2022	£975,000	£915,517	FALSE	Flat	74	£13,176	£12,372	Leasehold
Apartment 77, Eustace Building, 372, Queenstown Road SW11 8NT	SW11 8NT	SW11 8	21/11/2023	£1,150,000	£1,102,256	FALSE	Flat	88	£13,068	£12,526	Leasehold
19, Burnelli Building, 352, Queenstown Road SW11 8NG	SW11 8NG	SW11 8	29/09/2023	£385,000	£376,492	FALSE	Flat	30	£12,833	£12,550	Leasehold
Apartment 404, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,252,299	£1,206,844	TRUE	Flat	96	£13,045	£12,571	Leasehold
Apartment 106, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,770,566	£1,706,299	TRUE	Flat	135	£13,115	£12,639	Leasehold
Apartment 206, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,803,163	£1,737,712	TRUE	Flat	137	£13,162	£12,684	Leasehold
Apartment 311, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,819,841	£1,753,785	TRUE	Flat	138	£13,187	£12,709	Leasehold
Apartment 411, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,836,519	£1,769,858	TRUE	Flat	139	£13,212	£12,733	Leasehold
Apartment 707, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£800,260	£771,212	TRUE	Flat	60	£13,338	£12,854	Leasehold
104, Pearce House, 8, Circus Road West SW11 8ES	SW11 8ES	SW11 8	21/03/2024	£720,000	£720,000	FALSE	Flat	56	£12,857	£12,857	Leasehold
Apartment 1103, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,335,410	£1,286,938	TRUE	Flat	100	£13,354	£12,869	Leasehold
Apartment 503, Oakley House, 10, Electric Boulevard SW11 8BS	SW11 8BS	SW11 8	17/03/2023	£1,402,200	£1,377,554	TRUE	Flat	107	£13,105	£12,874	Leasehold
Apartment 408, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£776,574	£748,386	TRUE	Flat	58	£13,389	£12,903	Leasehold
207, Fladgate House, 4, Circus Road West SW11 8EU	SW11 8EU	SW11 8	20/12/2022	£615,000	£596,466	FALSE	Flat	46	£13,370	£12,967	Leasehold
Apartment 47, Warwick Building, 366, Queenstown Road SW11 8NJ	SW11 8NJ	SW11 8	17/11/2022	£665,000	£637,967	FALSE	Flat	49	£13,571	£13,020	Leasehold
Apartment 702, Beechmore House, 5, Electric Boulevard SW11 8BR	SW11 8BR	SW11 8	23/01/2023	£1,913,040	£1,862,189	TRUE	Flat	142	£13,472	£13,114	Leasehold
Flat 125, Howard Building, 368, Queenstown Road SW11 8NR	SW11 8NR	SW11 8	21/06/2023	£1,085,000	£1,077,895	FALSE	Flat	82	£13,232	£13,145	Leasehold
Apartment 806, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	21/03/2022	£712,000	£686,156	TRUE	Flat	52	£13,692	£13,195	Leasehold
Apartment 608, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	25/03/2022	£712,520	£686,657	TRUE	Flat	52	£13,702	£13,205	Leasehold
Apartment 708, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£796,031	£767,137	TRUE	Flat	58	£13,725	£13,227	Leasehold
Apartment 414, Oakley House, 10, Electric Boulevard SW11 8BS	SW11 8BS	SW11 8	20/12/2022	£1,493,880	£1,448,859	TRUE	Flat	109	£13,705	£13,292	Leasehold
Apartment 1101, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,132,073	£1,090,981	TRUE	Flat	82	£13,806	£13,305	Leasehold
Apartment 1006, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£786,975	£758,410	TRUE	Flat	57	£13,807	£13,305	Leasehold
Apartment 102, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	23/03/2022	£770,715	£742,740	TRUE	Flat	55	£14,013	£13,504	Leasehold
Apartment 310, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,914,601	£1,845,106	TRUE	Flat	136	£14,078	£13,567	Leasehold
Apartment 410, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,930,521	£1,860,448	TRUE	Flat	137	£14,091	£13,580	Leasehold
Apartment 902, Beechmore House, 5, Electric Boulevard SW11 8BR	SW11 8BR	SW11 8	21/12/2022	£1,848,400	£1,792,695	TRUE	Flat	132	£14,003	£13,581	Leasehold
Apartment 413, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	23/03/2022	£705,000	£679,410	TRUE	Flat	50	£14,100	£13,588	Leasehold
Apartment 803, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	23/03/2022	£1,523,515	£1,468,215	TRUE	Flat	108	£14,107	£13,595	Leasehold
Apartment 129, Oswald Building, 374, Queenstown Road SW11 8PJ	SW11 8PJ	SW11 8	25/03/2024	£640,000	£640,000	FALSE	Flat	47	£13,617	£13,617	Leasehold
Apartment 205, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,881,246	£1,812,961	TRUE	Flat	133	£14,145	£13,631	Leasehold
Apartment 510, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,997,233	£1,924,738	TRUE	Flat	141	£14,165	£13,651	Leasehold
Apartment 508, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	24/03/2022	£737,940	£711,155	TRUE	Flat	52	£14,191	£13,676	Leasehold
107, Halliday House, 2, Circus Road West SW11 8EY	SW11 8EY	SW11 8	21/10/2022	£695,000	£656,664	FALSE	Flat	48	£14,479	£13,681	Leasehold
Apartment 105, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,832,728	£1,766,204	TRUE	Flat	129	£14,207	£13,692	Leasehold
Apartment 65, Faraday House, Aurora Gardens SW11 8ED	SW11 8ED	SW11 8	30/10/2022	£525,000	£496,041	FALSE	Flat	36	£14,583	£13,779	Leasehold
503, Bessborough House, 28, Circus Road West SW11 8EG	SW11 8EG	SW11 8	18/11/2022	£1,150,000	£1,103,252	FALSE	Flat	79	£14,557	£13,965	Leasehold
Apartment 807, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£863,590	£832,244	TRUE	Flat	59	£14,637	£14,106	Leasehold
505, Halliday House, 2, Circus Road West SW11 8EY	SW11 8EY	SW11 8	10/11/2023	£695,000	£666,146	FALSE	Flat	47	£14,787	£14,173	Leasehold
Apartment 604, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	30/03/2022	£1,386,960	£1,336,617	TRUE	Flat	94	£14,755	£14,219	Leasehold
708, Dawson House, 11, Circus Road West SW11 8EN	SW11 8EN	SW11 8	29/03/2023	£1,350,000	£1,326,272	FALSE	Flat	93	£14,516	£14,261	Leasehold
507, Scott House, 23, Circus Road West SW11 8EH	SW11 8EH	SW11 8	16/02/2024	£750,000	£743,004	FALSE	Flat	52	£14,423	£14,289	Leasehold
Apartment 93, Faraday House, Aurora Gardens SW11 8EF	SW11 8EF	SW11 8	23/11/2023	£820,000	£785,957	FALSE	Flat	55	£14,909	£14,290	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Apartment 415, Oakley House, 10, Electric Boulevard SW11 8BS	SW11 8BS	SW11 8	27/10/2022	£1,483,900	£1,402,048	TRUE	Flat	98	£15,142	£14,307	Leasehold
Apartment 1003, Oakley House, 10, Electric Boulevard SW11 8BT	SW11 8BT	SW11 8	27/10/2022	£1,587,450	£1,499,886	TRUE	Flat	104	£15,264	£14,422	Leasehold
208, Dawson House, 11, Circus Road West SW11 8EN	SW11 8EN	SW11 8	18/02/2022	£1,360,000	£1,327,156	FALSE	Flat	92	£14,783	£14,426	Leasehold
Apartment 611, Oakley House, 10, Electric Boulevard SW11 8BS	SW11 8BS	SW11 8	27/10/2022	£1,508,600	£1,425,385	TRUE	Flat	98	£15,394	£14,545	Leasehold
106, Fladgate House, 4, Circus Road West SW11 8EU	SW11 8EU	SW11 8	30/01/2023	£525,000	£511,045	FALSE	Flat	35	£15,000	£14,601	Leasehold
Apartment 62, Faraday House, Aurora Gardens SW11 8ED	SW11 8ED	SW11 8	20/05/2022	£549,000	£528,593	FALSE	Flat	36	£15,250	£14,683	Leasehold
Apartment 203, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	30/03/2022	£884,940	£852,819	TRUE	Flat	58	£15,258	£14,704	Leasehold
405, Halliday House, 2, Circus Road West SW11 8EY	SW11 8EY	SW11 8	21/12/2022	£715,000	£693,452	FALSE	Flat	47	£15,213	£14,754	Leasehold
Apartment 313, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	24/03/2022	£747,740	£720,599	TRUE	Flat	48	£15,578	£15,012	Leasehold
Apartment 50, Faraday House, Aurora Gardens SW11 8ED	SW11 8ED	SW11 8	24/07/2023	£550,000	£545,005	FALSE	Flat	36	£15,278	£15,139	Leasehold
Apartment 610, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£2,408,115	£2,320,706	TRUE	Flat	152	£15,843	£15,268	Leasehold
1304, Scott House, 23, Circus Road West SW11 8EJ	SW11 8EJ	SW11 8	25/10/2022	£615,000	£581,077	FALSE	Flat	38	£16,184	£15,292	Leasehold
Apartment 78, Sophora House, 342, Queenstown Road SW11 8BW	SW11 8BW	SW11 8	25/03/2023	£1,750,000	£1,719,241	FALSE	Flat	112	£15,625	£15,350	Leasehold
906, Bessborough House, 28, Circus Road West SW11 8EG	SW11 8EG	SW11 8	15/12/2023	£1,175,000	£1,136,458	FALSE	Flat	74	£15,878	£15,358	Leasehold
Apartment 710, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£2,424,034	£2,336,047	TRUE	Flat	152	£15,948	£15,369	Leasehold
Apartment 31, Altissima House, 340, Queenstown Road SW11 8BY	SW11 8BY	SW11 8	17/02/2023	£1,380,000	£1,340,860	FALSE	Flat	87	£15,862	£15,412	Leasehold
604, Scott House, 23, Circus Road West SW11 8EH	SW11 8EH	SW11 8	05/01/2024	£645,000	£633,663	FALSE	Flat	41	£15,732	£15,455	Leasehold
904, Ambrose House, 19, Circus Road West SW11 8EL	SW11 8EL	SW11 8	27/05/2022	£1,080,000	£1,039,855	FALSE	Flat	67	£16,119	£15,520	Leasehold
Apartment 503, Holmby House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	17/06/2022	£1,740,420	£1,671,181	TRUE	Flat	107	£16,266	£15,619	Leasehold
Flat 109, Lanson Building, 348, Queenstown Road SW11 8QQ	SW11 8QQ	SW11 8	12/04/2023	£1,200,000	£1,193,258	FALSE	Flat	74	£16,216	£16,125	Leasehold
Apartment 1001, Alder House, 2, Electric Boulevard SW11 8BQ	SW11 8BQ	SW11 8	27/02/2023	£2,250,600	£2,186,768	TRUE	Flat	135	£16,671	£16,198	Leasehold
Apartment 501, Oakley House, 10, Electric Boulevard SW11 8BS	SW11 8BS	SW11 8	26/09/2022	£1,383,220	£1,302,287	TRUE	Flat	80	£17,290	£16,279	Leasehold
701, Halliday House, 2, Circus Road West SW11 8EY	SW11 8EY	SW11 8	10/01/2024	£1,560,000	£1,532,581	FALSE	Flat	94	£16,596	£16,304	Leasehold
402, Scott House, 23, Circus Road West SW11 8EH	SW11 8EH	SW11 8	14/02/2022	£1,725,000	£1,676,075	FALSE	Flat	102	£16,912	£16,432	Leasehold
809, Dawson House, 11, Circus Road West SW11 8EQ	SW11 8EQ	SW11 8	21/11/2022	£1,310,000	£1,256,748	FALSE	Flat	76	£17,237	£16,536	Leasehold
Apartment 612, Oakley House, 10, Electric Boulevard SW11 8BS	SW11 8BS	SW11 8	22/11/2022	£1,397,175	£1,340,379	TRUE	Flat	81	£17,249	£16,548	Leasehold
206, Dawson House, 11, Circus Road West SW11 8EN	SW11 8EN	SW11 8	18/11/2022	£1,070,000	£1,026,504	FALSE	Flat	62	£17,258	£16,557	Leasehold
1102, Pearce House, 8, Circus Road West SW11 8ET	SW11 8ET	SW11 8	19/04/2023	£1,495,000	£1,486,601	FALSE	Flat	88	£16,989	£16,893	Leasehold
408, Bessborough House, 28, Circus Road West SW11 8EG	SW11 8EG	SW11 8	27/10/2023	£1,397,500	£1,357,864	FALSE	Flat	80	£17,469	£16,973	Leasehold
309, Bessborough House, 28, Circus Road West SW11 8EG	SW11 8EG	SW11 8	19/12/2022	£1,800,000	£1,745,753	FALSE	Flat	102	£17,647	£17,115	Leasehold
409, Fladgate House, 4, Circus Road West SW11 8EU	SW11 8EU	SW11 8	29/12/2022	£875,000	£848,630	FALSE	Flat	49	£17,857	£17,319	Leasehold
606, Bessborough House, 28, Circus Road West SW11 8EG	SW11 8EG	SW11 8	27/07/2022	£1,950,000	£1,865,676	FALSE	Flat	103	£18,932	£18,113	Leasehold
Apartment 54, Camellia House, 338, Queenstown Road SW11 8EW	SW11 8EW	SW11 8	17/11/2023	£1,470,000	£1,408,971	FALSE	Flat	76	£19,342	£18,539	Leasehold
1102, Scott House, 23, Circus Road West SW11 8EJ	SW11 8EJ	SW11 8	27/05/2022	£2,575,000	£2,479,284	FALSE	Flat	126	£20,437	£19,677	Leasehold
306, Ambrose House, 19, Circus Road West SW11 8EL	SW11 8EL	SW11 8	19/04/2023	£1,550,000	£1,541,292	FALSE	Flat	78	£19,872	£19,760	Leasehold
Apartment 1203, Alder House, 2, Electric Boulevard SW11 8BQ	SW11 8BQ	SW11 8	12/04/2023	£2,837,424	£2,821,483	TRUE	Flat	141	£20,124	£20,011	Leasehold
Apartment 29, Valetta House, 336, Queenstown Road SW11 8EE	SW11 8EE	SW11 8	24/02/2023	£2,000,000	£1,943,275	FALSE	Flat	97	£20,619	£20,034	Leasehold
709, Dawson House, 11, Circus Road West SW11 8EN	SW11 8EN	SW11 8	28/03/2024	£1,525,000	£1,525,000	FALSE	Flat	76	£20,066	£20,066	Leasehold
1103, Scott House, 23, Circus Road West SW11 8EJ	SW11 8EJ	SW11 8	30/05/2023	£2,075,000	£2,071,100	FALSE	Flat	102	£20,343	£20,305	Leasehold
902, Scott House, 23, Circus Road West SW11 8EJ	SW11 8EJ	SW11 8	18/10/2023	£2,650,000	£2,574,840	FALSE	Flat	126	£21,032	£20,435	Leasehold
1601, Pearce House, 8, Circus Road West SW11 8ET	SW11 8ET	SW11 8	20/09/2023	£1,530,000	£1,496,188	FALSE	Flat	71	£21,549	£21,073	Leasehold
		SW11 8 Average							£14,242	£13,800	Battersea Power
156, Cavendish Road SW12 0DB	SW12 0DB	SW12 0	29/07/2022	£1,150,000	£1,097,554	FALSE	Terraced	160	£7,188	£6,860	Freehold
Basement Flat, 136, Cavendish Road SW12 0DD	SW12 0DD	SW12 0	17/06/2022	£827,500	£794,580	FALSE	Flat	114	£7,259	£6,970	Leasehold
Lower Ground Floor Flat, 216, Cavendish Road SW12 0BY	SW12 0BY	SW12 0	24/11/2022	£607,000	£582,325	FALSE	Flat	80	£7,588	£7,279	Leasehold
356, Cavendish Road SW12 0PP	SW12 0PP	SW12 0	26/10/2023	£863,000	£818,215	FALSE	Terraced	106	£8,142	£7,719	Freehold
306a, Cavendish Road SW12 0PJ	SW12 0PJ	SW12 0	28/01/2022	£800,000	£780,882	FALSE	Flat	97.6	£8,197	£8,001	Leasehold
Flat 6, 140, Cavendish Road SW12 0DD	SW12 0DD	SW12 0	15/02/2023	£535,015	£519,841	FALSE	Flat	60	£8,917	£8,664	Leasehold
Flat 1, 346, Cavendish Road SW12 0PJ	SW12 0PJ	SW12 0	21/04/2023	£675,000	£671,208	FALSE	Flat	69	£9,783	£9,728	Leasehold
Flat 2, 150, Cavendish Road SW12 0DB	SW12 0DB	SW12 0	09/06/2023	£420,000	£417,250	FALSE	Flat	37	£11,351	£11,277	Leasehold
		SW12 0 Average							£8,553	£8,312	East of Balham S
74, Alderbrook Road, Balham SW12 8AB	SW12 8AB	SW12 8	21/08/2023	£350,000	£348,687	FALSE	Flat	67	£5,224	£5,204	Leasehold
Flat 42, Thurleigh Court, Nightingale Lane SW12 8AP	SW12 8AP	SW12 8	20/02/2023	£400,000	£388,655	FALSE	Flat	69	£5,797	£5,633	Leasehold
Flat 24, Rokeby House, Lochinvar Street SW12 8PX	SW12 8PX	SW12 8	27/05/2022	£445,000	£428,459	FALSE	Flat	75	£5,933	£5,713	Leasehold
Flat 7, Heslop Court, Boundaries Road, Balham SW12 8HH	SW12 8HH	SW12 8	29/06/2022	£400,000	£384,087	FALSE	Flat	64	£6,250	£6,001	Leasehold
Flat 38, Thurleigh Court, Nightingale Lane SW12 8AP	SW12 8AP	SW12 8	22/12/2022	£380,000	£368,548	FALSE	Flat	59	£6,441	£6,247	Leasehold
Flat 3, 10, Wexford Road SW12 8NH	SW12 8NH	SW12 8	27/01/2023	£800,000	£778,735	FALSE	Flat	123	£6,504	£6,331	Leasehold
84a, Caistor Mews SW12 8QW	SW12 8QW	SW12 8	27/05/2022	£450,000	£433,273	FALSE	Flat	68	£6,618	£6,372	Leasehold
Flat 8, Park Court, Balham Park Road SW12 8DS	SW12 8DS	SW12 8	26/06/2023	£450,000	£447,053	FALSE	Flat	70	£6,429	£6,386	Leasehold
Flat 5, Foyer Apartments, 2, Malwood Road SW12 8EN	SW12 8EN	SW12 8	30/05/2022	£660,000	£635,467	FALSE	Flat	99	£6,667	£6,419	Leasehold
Flat 62, Rokeby House, Lochinvar Street SW12 8PX	SW12 8PX	SW12 8	19/01/2023	£310,000	£301,760	FALSE	Flat	47	£6,596	£6,420	Leasehold
102, Alderbrook Road, Balham SW12 8AB	SW12 8AB	SW12 8	27/10/2023	£613,000	£595,614	FALSE	Flat	91	£6,736	£6,545	Leasehold
Flat 3, Park Court, Balham Park Road SW12 8DS	SW12 8DS	SW12 8	15/12/2023	£460,000	£447,363	FALSE	Flat	67	£6,866	£6,677	Leasehold
80, Oldridge Road SW12 8QA	SW12 8QA	SW12 8	17/04/2023	£317,000	£315,219	FALSE	Flat	47	£6,745	£6,707	Leasehold
Flat 17, Ivanhoe House, Rinaldo Road SW12 8PS	SW12 8PS	SW12 8	27/06/2022	£400,000	£384,087	FALSE	Flat	57	£7,018	£6,738	Leasehold
Flat 14, Holmside Court, Nightingale Lane SW12 8TA	SW12 8TA	SW12 8	18/01/2022	£330,000	£322,114	FALSE	Flat	46	£7,174	£7,002	Leasehold
Flat 4, Holmside Court, Nightingale Lane SW12 8TA	SW12 8TA	SW12 8	14/02/2023	£600,000	£582,983	FALSE	Flat	83	£7,229	£7,024	Leasehold
152, Ramsden Road SW12 8RE	SW12 8RE	SW12 8	20/01/2023	£700,000	£681,393	FALSE	Flat	95	£7,368	£7,173	Leasehold
Flat 2, 15, Balham Grove SW12 8AZ	SW12 8AZ	SW12 8	26/08/2022	£490,000	£460,106	FALSE	Flat	64	£7,656	£7,189	Leasehold
Flat A, 13, Thurleigh Road SW12 8UB	SW12 8UB	SW12 8	12/12/2023	£855,000	£831,511	FALSE	Flat	115	£7,435	£7,231	Leasehold
Flat 102, Hightrees House, Nightingale Lane SW12 8AH	SW12 8AH	SW12 8	19/07/2023	£407,500	£406,352	FALSE	Flat	56	£7,277	£7,256	Leasehold
Flat 7, St Anthonys Court, 64, Nightingale Lane SW12 8NS	SW12 8NS	SW12 8	25/08/2023	£635,000	£632,617	FALSE	Flat	87	£7,299	£7,271	Leasehold
Flat 5, 80, Balham Park Road SW12 8EA	SW12 8EA	SW12 8	28/04/2022	£549,000	£523,844	FALSE	Flat	72	£7,625	£7,276	Leasehold
Flat 4, 129, Endlesham Road, Balham SW12 8JN	SW12 8JN	SW12 8	26/05/2023	£550,000	£548,966	FALSE	Flat	75	£7,333	£7,320	Leasehold
47a, Nightingale Lane SW12 8SU	SW12 8SU	SW12 8	27/03/2023	£1,640,000	£1,561,905	FALSE	Semi_Detached	212	£7,736	£7,367	Freehold
6, Pakenham Close SW12 8EH	SW12 8EH	SW12 8	04/03/2024	£346,425	£346,425	FALSE	Flat	47	£7,371	£7,371	Leasehold
Flat A, Hightrees House, Nightingale Lane SW12 8AQ	SW12 8AQ	SW12 8	26/08/2022	£535,000	£502,361	FALSE	Flat	67	£7,985	£7,498	Leasehold
Flat 4, 10, Lysias Road SW12 8BP	SW12 8BP	SW12 8	17/03/2023	£427,700	£420,183	FALSE	Flat	56	£7,638	£7,503	Leasehold
114, Alderbrook Road, Balham SW12 8AA	SW12 8AA	SW12 8	24/08/2023	£1,030,000	£1,001,292	FALSE	Terraced	133	£7,744	£7,529	Freehold
35, Mayford Road SW12 8SE	SW12 8SE	SW12 8	21/10/2022	£767,500	£725,165	FALSE	Flat	96	£7,995	£7,554	Leasehold
Flat 12, Heslop Court, Boundaries Road, Balham SW12 8HH	SW12 8HH	SW12 8	17/03/2023	£562,700	£552,810	FALSE	Flat	73	£7,708	£7,573	Leasehold
Flat 8, Kenmore House, 47b, Boundaries Road, Balham SW12 8EU	SW12 8EU	SW12 8	24/04/2023	£535,000	£531,994	FALSE	Flat	70	£7,643	£7,600	Leasehold
68, Sarsfeld Road SW12 8HP	SW12 8HP	SW12 8	23/11/2023	£715,000	£685,316	FALSE	Flat	90	£7,944	£7,615	Leasehold
22, Verran Road SW12 8BA	SW12 8BA	SW12 8	15/03/2023	£365,000	£358,585	FALSE	Flat	47	£7,766	£7,629	Leasehold
12, Hunter Close SW12 8EQ	SW12 8EQ	SW12 8	27/11/2023	£359,000	£344,096	FALSE	Flat	45	£7,978	£7,647	Leasehold
Flat 51, Rokeby House, Lochinvar Street SW12 8PX	SW12 8PX	SW12 8	23/05/2022	£495,000	£476,600	FALSE	Flat	62	£7,984	£7,687	Leasehold
Ground Floor Flat, 24, Ramsden Road SW12 8QY	SW12 8QY	SW12 8	29/08/2023	£417,000	£415,435	FALSE	Flat	54	£7,722	£7,693	Leasehold
6, Ainslie Walk SW12 8BX	SW12 8BX	SW12 8	06/04/2023	£665,000	£657,573	FALSE	Terraced	85	£7,824	£7,736	Freehold
6, Endlesham Road, Balham SW12 8JU	SW12 8JU	SW12 8	07/02/2024	£1,726,000	£1,693,628	FALSE	Terraced	218	£7,917	£7,769	Freehold
Flat 4, Rimini Court, 60, St James'S Drive SW12 8UW	SW12 8UW	SW12 8	18/02/2022	£500,000	£485,819	FALSE	Flat	62	£8,065	£7,836	Leasehold
Flat 14, Caistor House, Caistor Road SW12 8PY	SW12 8PY	SW12 8	24/03/2023	£375,000	£368,409	FALSE	Flat	47	£7,979	£7,838	Leasehold
Upper Flat, 42, Hearnville Road SW12 8RR	SW12 8RR	SW12 8	30/08/2023	£850,000	£846,811	FALSE	Flat	108	£7,870	£7,841	Leasehold
32, Blandfield Road SW12 8BG	SW12 8BG	SW12 8	24/05/2023	£450,000	£449,154	FALSE	Flat	57	£7,895	£7,880	Leasehold
Flat 13, Verona Court, 68, St James'S Drive SW12 8SX	SW12 8SX	SW12 8	29/08/2023	£625,000	£622,655	FALSE	Flat	79	£7,911	£7,882	Leasehold
Flat 1, 3, Ravenslea Road SW12 8SA	SW12 8SA	SW12 8	21/07/2023	£830,000	£827,662	FALSE	Flat	105	£7,905	£7,883	Leasehold
88, Chestnut Grove SW12 8JJ	SW12 8JJ	SW12 8	21/07/2023	£1,590,000	£1,562,844	FALSE	Terraced	198	£8,030	£7,893	Freehold
2, Pakenham Close SW12 8EH	SW12 8EH	SW12 8	21/07/2023	£350,000	£349,014	FALSE	Flat	44	£7,955	£7,932	Leasehold
126, Boundaries Road, Balham SW12 8HG	SW12 8HG	SW12 8	29/09/2023	£905,000	£885,000	FALSE	Flat	111	£8,153	£7,973	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
4, Liberty Mews SW12 8EE	SW12 8EE	SW12 8	14/02/2023	£875,000	£839,971	FALSE	Terraced	105	£8,333	£8,000	Freehold
22, Hearnville Road SW12 8RR	SW12 8RR	SW12 8	08/12/2023	£1,540,000	£1,475,887	FALSE	Terraced	184	£8,370	£8,021	Freehold
112b, Gosberton Road SW12 8LQ	SW12 8LQ	SW12 8	21/07/2023	£700,000	£698,028	FALSE	Flat	87	£8,046	£8,023	Leasehold
Flat 9, St Anthonys Court, 64, Nightingale Lane SW12 8NS	SW12 8NS	SW12 8	26/05/2022	£725,000	£698,051	FALSE	Flat	87	£8,333	£8,024	Leasehold
Top Floor Flat, 98, Balham Park Road SW12 8EA	SW12 8EA	SW12 8	23/11/2023	£505,150	£484,178	FALSE	Flat	60	£8,419	£8,070	Leasehold
12b, Blandfield Road SW12 8BG	SW12 8BG	SW12 8	17/11/2023	£659,101	£631,738	FALSE	Flat	77	£8,560	£8,204	Leasehold
17, Gosberton Road SW12 8LE	SW12 8LE	SW12 8	24/08/2022	£1,650,000	£1,535,287	FALSE	Terraced	187	£8,824	£8,210	Freehold
49, Penrose Court, 20, Boundaries Road, Balham SW12 8BY	SW12 8BY	SW12 8	24/03/2023	£645,000	£633,663	FALSE	Flat	77	£8,377	£8,229	Leasehold
Flat 3, 29, Ouseley Road SW12 8ED	SW12 8ED	SW12 8	29/07/2022	£490,500	£469,289	FALSE	Flat	57	£8,605	£8,233	Leasehold
10, St James Terrace, Balham SW12 8HJ	SW12 8HJ	SW12 8	30/01/2023	£375,000	£365,032	FALSE	Flat	44	£8,523	£8,296	Leasehold
20, St James Terrace, Balham SW12 8HJ	SW12 8HJ	SW12 8	19/08/2022	£385,000	£361,512	FALSE	Flat	43	£8,953	£8,407	Leasehold
34a, Hearnville Road SW12 8RR	SW12 8RR	SW12 8	21/10/2022	£757,000	£715,244	FALSE	Flat	85	£8,906	£8,415	Leasehold
Flat 3, Sorrento Court, 62, St James'S Drive SW12 8SX	SW12 8SX	SW12 8	22/02/2024	£510,000	£505,243	FALSE	Flat	60	£8,500	£8,421	Leasehold
Flat 5, 22, Lochinvar Street SW12 8QP	SW12 8QP	SW12 8	17/10/2023	£565,000	£548,975	FALSE	Flat	65	£8,692	£8,446	Leasehold
Flat 6, Assisi Court, 60a, St James'S Drive SW12 8UU	SW12 8UU	SW12 8	13/10/2023	£510,000	£495,535	FALSE	Flat	58.63	£8,699	£8,452	Leasehold
79d, Mayford Road SW12 8SH	SW12 8SH	SW12 8	22/11/2023	£665,000	£637,392	FALSE	Flat	75	£8,867	£8,499	Leasehold
Flat 2, 89, Sarsfeld Road SW12 8HT	SW12 8HT	SW12 8	25/07/2022	£535,000	£511,865	FALSE	Flat	60	£8,917	£8,531	Leasehold
26, Malwood Road SW12 8EN	SW12 8EN	SW12 8	18/11/2022	£1,920,000	£1,784,615	FALSE	Semi_Detached	209	£9,187	£8,539	Freehold
93, Tantallon Road SW12 8DQ	SW12 8DQ	SW12 8	20/05/2022	£1,100,000	£1,065,741	FALSE	Terraced	124	£8,871	£8,595	Freehold
32, Calbourne Road SW12 8LP	SW12 8LP	SW12 8	24/05/2023	£1,400,000	£1,396,360	FALSE	Terraced	162	£8,642	£8,620	Freehold
97, Alderbrook Road, Balham SW12 8AD	SW12 8AD	SW12 8	09/11/2023	£1,100,000	£1,033,551	FALSE	Terraced	119	£9,244	£8,685	Freehold
Flat 4, 60e, Oldridge Road SW12 8PW	SW12 8PW	SW12 8	25/02/2022	£590,000	£573,266	FALSE	Flat	66	£8,939	£8,686	Leasehold
1b, Oldridge Road SW12 8PQ	SW12 8PQ	SW12 8	26/08/2022	£765,000	£718,329	FALSE	Flat	82.36	£9,288	£8,722	Leasehold
58, Temperley Road SW12 8QD	SW12 8QD	SW12 8	28/07/2023	£1,280,000	£1,258,138	FALSE	Terraced	144	£8,889	£8,737	Freehold
Flat 5, 155, Endlesham Road, Balham SW12 8JN	SW12 8JN	SW12 8	29/06/2022	£730,000	£700,958	FALSE	Flat	80	£9,125	£8,762	Leasehold
First Floor Flat, 43, Lysias Road SW12 8BW	SW12 8BW	SW12 8	15/03/2024	£765,500	£765,500	FALSE	Flat	87	£8,799	£8,799	Leasehold
25, Badminton Road SW12 8BN	SW12 8BN	SW12 8	17/11/2023	£780,000	£732,882	FALSE	Terraced	83	£9,398	£8,830	Leasehold
96, Tantallon Road SW12 8DH	SW12 8DH	SW12 8	28/04/2023	£1,555,000	£1,537,633	FALSE	Terraced	174	£8,937	£8,837	Freehold
75c, Nightingale Lane SW12 8LY	SW12 8LY	SW12 8	25/02/2022	£810,200	£787,221	FALSE	Flat	89	£9,103	£8,845	Leasehold
34, Ouseley Road SW12 8EF	SW12 8EF	SW12 8	21/02/2022	£2,135,000	£2,069,006	FALSE	Semi_Detached	233	£9,163	£8,880	Freehold
98a, Endlesham Road, Balham SW12 8JL	SW12 8JL	SW12 8	28/04/2022	£720,016	£687,023	FALSE	Flat	77.3	£9,315	£8,888	Leasehold
Flat 3, 23, Ramsden Road SW12 8QX	SW12 8QX	SW12 8	17/08/2023	£625,000	£622,655	FALSE	Flat	70	£8,929	£8,895	Leasehold
77c, Nightingale Lane SW12 8LY	SW12 8LY	SW12 8	21/12/2023	£770,186	£749,027	FALSE	Flat	84.18	£9,149	£8,898	Leasehold
Apartment 27, 3, Florence Way SW12 8EW	SW12 8EW	SW12 8	24/03/2022	£582,500	£561,357	FALSE	Flat	63	£9,246	£8,910	Leasehold
52c, Ramsden Road SW12 8QZ	SW12 8QZ	SW12 8	23/11/2023	£450,000	£431,318	FALSE	Flat	48	£9,375	£8,986	Leasehold
48, Bracken Avenue SW12 8BH	SW12 8BH	SW12 8	21/10/2022	£1,320,000	£1,223,285	FALSE	Terraced	136	£9,706	£8,995	Freehold
The Basement Flat At, 37, Sarsfeld Road SW12 8HR	SW12 8HR	SW12 8	18/02/2022	£842,500	£818,605	FALSE	Flat	91	£9,258	£8,996	Leasehold
10, Oldridge Road SW12 8PG	SW12 8PG	SW12 8	28/04/2022	£1,175,000	£1,136,492	FALSE	Terraced	126	£9,325	£9,020	Freehold
Flat 3, 25, Ramsden Road SW12 8QX	SW12 8QX	SW12 8	13/11/2023	£480,000	£460,072	FALSE	Flat	51	£9,412	£9,021	Leasehold
58a, Fernside Road SW12 8LL	SW12 8LL	SW12 8	26/09/2023	£740,000	£723,646	FALSE	Flat	80	£9,250	£9,046	Leasehold
64, Ramsden Road SW12 8QZ	SW12 8QZ	SW12 8	16/12/2022	£1,700,000	£1,619,785	FALSE	Terraced	179	£9,497	£9,049	Freehold
Flat 111, Hightrees House, Nightingale Lane SW12 8AH	SW12 8AH	SW12 8	27/03/2023	£379,500	£372,830	FALSE	Flat	41	£9,256	£9,093	Leasehold
Flat 1, 9, Balham Grove SW12 8AZ	SW12 8AZ	SW12 8	18/02/2022	£440,000	£427,521	FALSE	Flat	47	£9,362	£9,096	Leasehold
73, Mayford Road SW12 8SH	SW12 8SH	SW12 8	29/09/2022	£435,000	£409,548	FALSE	Flat	45	£9,667	£9,101	Leasehold
47, Denning Mews SW12 8QT	SW12 8QT	SW12 8	25/08/2022	£475,000	£446,021	FALSE	Flat	49	£9,694	£9,102	Leasehold
35, Sudbrooke Road SW12 8TQ	SW12 8TQ	SW12 8	26/08/2022	£1,860,000	£1,711,023	FALSE	Semi_Detached	187	£9,947	£9,150	Freehold
33, Calbourne Road SW12 8LW	SW12 8LW	SW12 8	20/09/2022	£1,834,444	£1,694,579	FALSE	Terraced	184	£9,970	£9,210	Freehold
98, Ramsden Road SW12 8RB	SW12 8RB	SW12 8	27/07/2023	£2,751,115	£2,654,986	FALSE	Semi_Detached	288	£9,552	£9,219	Freehold
37, Endlesham Road, Balham SW12 8JX	SW12 8JX	SW12 8	17/01/2022	£1,970,000	£1,946,326	FALSE	Terraced	210	£9,381	£9,268	Freehold
20, Thurleigh Avenue SW12 8AW	SW12 8AW	SW12 8	20/09/2022	£1,707,007	£1,557,929	FALSE	Semi_Detached	168	£10,161	£9,273	Freehold
31, Fernside Road SW12 8LN	SW12 8LN	SW12 8	14/12/2023	£1,715,750	£1,644,320	FALSE	Terraced	177	£9,694	£9,290	Freehold
28, Blandfield Road SW12 8BG	SW12 8BG	SW12 8	17/06/2022	£900,000	£864,195	FALSE	Flat	93	£9,677	£9,292	Leasehold
24, Ravenslea Road SW12 8RY	SW12 8RY	SW12 8	08/12/2023	£1,860,000	£1,782,565	FALSE	Terraced	191	£9,738	£9,333	Freehold
51, Calbourne Road SW12 8LW	SW12 8LW	SW12 8	24/08/2022	£1,525,007	£1,418,984	FALSE	Terraced	152	£10,033	£9,335	Freehold
19, Bellamy Street SW12 8BT	SW12 8BT	SW12 8	20/09/2022	£1,315,000	£1,214,739	FALSE	Terraced	130	£10,115	£9,344	Freehold
11, Birchlands Avenue SW12 8ND	SW12 8ND	SW12 8	25/03/2022	£1,635,000	£1,598,883	FALSE	Terraced	171	£9,561	£9,350	Freehold
20, Linnet Mews SW12 8JE	SW12 8JE	SW12 8	15/12/2023	£625,000	£598,980	FALSE	Terraced	64	£9,766	£9,359	Freehold
Flat 57, Hightrees House, Nightingale Lane SW12 8AH	SW12 8AH	SW12 8	28/04/2022	£472,000	£450,372	FALSE	Flat	48	£9,833	£9,383	Leasehold
113, Ramsden Road SW12 8RD	SW12 8RD	SW12 8	21/01/2022	£1,550,000	£1,531,373	FALSE	Terraced	163	£9,509	£9,395	Freehold
Flat 2, 129, Endlesham Road, Balham SW12 8JN	SW12 8JN	SW12 8	26/05/2023	£425,000	£424,201	FALSE	Flat	45	£9,444	£9,427	Leasehold
70, Mayford Road SW12 8SN	SW12 8SN	SW12 8	28/01/2022	£725,000	£707,675	FALSE	Flat	75	£9,667	£9,436	Leasehold
Flat 2, Audiology House, 45, Nightingale Lane SW12 8SU	SW12 8SU	SW12 8	17/01/2022	£725,000	£707,675	TRUE	Flat	75	£9,667	£9,436	Leasehold
Flat 3, 12, Lysias Road SW12 8BP	SW12 8BP	SW12 8	27/01/2023	£475,000	£462,374	FALSE	Flat	49	£9,694	£9,436	Leasehold
85, Boundaries Road, Balham SW12 8HA	SW12 8HA	SW12 8	10/02/2023	£841,060	£812,752	FALSE	Flat	86	£9,780	£9,451	Leasehold
33, Balham Grove SW12 8AZ	SW12 8AZ	SW12 8	25/08/2022	£1,050,000	£965,900	FALSE	Semi_Detached	102	£10,294	£9,470	Freehold
143, Ravenslea Road SW12 8RT	SW12 8RT	SW12 8	25/02/2022	£1,300,000	£1,279,983	FALSE	Terraced	135	£9,630	£9,481	Freehold
40, Gosberton Road SW12 8LF	SW12 8LF	SW12 8	19/01/2022	£1,430,000	£1,412,815	FALSE	Terraced	149	£9,597	£9,482	Freehold
22, Airedale Road SW12 8SF	SW12 8SF	SW12 8	17/08/2023	£1,961,000	£1,906,344	FALSE	Terraced	201	£9,756	£9,484	Freehold
Flat C, 3, Alderbrook Road, Balham SW12 8AF	SW12 8AF	SW12 8	20/10/2023	£490,000	£476,102	FALSE	Flat	50	£9,800	£9,522	Leasehold
10, Badminton Road SW12 8BN	SW12 8BN	SW12 8	06/04/2023	£852,311	£847,523	FALSE	Flat	89	£9,577	£9,523	Leasehold
Flat 2, 4, Balham Grove SW12 8AY	SW12 8AY	SW12 8	22/09/2023	£800,000	£782,320	FALSE	Flat	82	£9,756	£9,540	Leasehold
121, Ramsden Road SW12 8RD	SW12 8RD	SW12 8	21/07/2023	£1,930,000	£1,897,037	FALSE	Terraced	198	£9,747	£9,581	Freehold
1, Liberty Mews SW12 8EE	SW12 8EE	SW12 8	24/11/2023	£500,000	£479,242	FALSE	Flat	50	£10,000	£9,585	Leasehold
18, Endlesham Road, Balham SW12 8JU	SW12 8JU	SW12 8	27/05/2022	£3,000,000	£2,680,800	FALSE	Detached	279	£10,753	£9,609	Freehold
135, Nightingale Lane SW12 8NE	SW12 8NE	SW12 8	29/08/2023	£2,400,000	£2,291,358	FALSE	Semi_Detached	237	£10,127	£9,668	Freehold
94, Balham Park Road SW12 8EA	SW12 8EA	SW12 8	27/04/2022	£2,342,000	£2,226,820	FALSE	Semi_Detached	230	£10,183	£9,682	Freehold
30a, Ramsden Road SW12 8QY	SW12 8QY	SW12 8	22/08/2023	£700,000	£697,373	FALSE	Flat	72	£9,722	£9,686	Leasehold
40, Linnet Mews SW12 8JE	SW12 8JE	SW12 8	25/08/2022	£625,000	£581,548	FALSE	Terraced	60	£10,417	£9,692	Freehold
8b, Balham Grove SW12 8AY	SW12 8AY	SW12 8	19/07/2023	£1,080,000	£1,076,958	FALSE	Flat	111	£9,730	£9,702	Leasehold
33, Sudbrooke Road SW12 8TQ	SW12 8TQ	SW12 8	10/02/2023	£2,600,000	£2,448,052	FALSE	Semi_Detached	252	£10,317	£9,714	Freehold
14, Bowling Green Square SW12 8JT	SW12 8JT	SW12 8	18/02/2022	£1,250,000	£1,230,753	TRUE	Terraced	126	£9,921	£9,768	Freehold
5c, Thurleigh Avenue SW12 8AN	SW12 8AN	SW12 8	26/05/2022	£690,000	£664,352	FALSE	Flat	68	£10,147	£9,770	Leasehold
Flat 1, 58, Ramsden Road SW12 8QZ	SW12 8QZ	SW12 8	24/03/2023	£587,000	£576,683	FALSE	Flat	59	£9,949	£9,774	Leasehold
Flat E, 11, Balham Grove SW12 8AZ	SW12 8AZ	SW12 8	29/07/2022	£450,000	£430,541	FALSE	Flat	44	£10,227	£9,785	Leasehold
42, Thurleigh Road SW12 8UD	SW12 8UD	SW12 8	29/04/2022	£2,500,000	£2,377,049	FALSE	Semi_Detached	242	£10,331	£9,823	Freehold
Flat 18, Audiology House, 45, Nightingale Lane SW12 8SU	SW12 8SU	SW12 8	22/04/2022	£900,000	£858,760	TRUE	Flat	87	£10,345	£9,871	Leasehold
88, Thurleigh Road SW12 8TT	SW12 8TT	SW12 8	29/04/2022	£1,600,000	£1,521,311	FALSE	Semi_Detached	153	£10,458	£9,943	Freehold
54, Mayford Road SW12 8SN	SW12 8SN	SW12 8	22/08/2023	£1,618,250	£1,573,147	FALSE	Terraced	158	£10,242	£9,957	Freehold
5, Penny Mews SW12 8PU	SW12 8PU	SW12 8	25/05/2022	£642,000	£622,005	FALSE	Terraced	62	£10,355	£10,032	Freehold
7, Holmside Road SW12 8RJ	SW12 8RJ	SW12 8	17/10/2023	£1,365,000	£1,274,879	FALSE	Semi_Detached	127	£10,748	£10,038	Freehold
Flat B, 21, Alderbrook Road, Balham SW12 8AF	SW12 8AF	SW12 8	16/12/2022	£782,500	£758,918	FALSE	Flat	75.52	£10,361	£10,049	Leasehold
28, Linnet Mews SW12 8JE	SW12 8JE	SW12 8	22/08/2022	£642,000	£597,366	FALSE	Terraced	59	£10,881	£10,125	Freehold
Flat 7, Audiology House, 45, Nightingale Lane SW12 8SU	SW12 8SU	SW12 8	28/10/2022	£1,040,000	£982,633	TRUE	Flat	97	£10,722	£10,130	Leasehold
Flat 2, 90, Endlesham Road, Balham SW12 8JL	SW12 8JL	SW12 8	29/06/2022	£750,000	£720,163	FALSE	Flat	71	£10,563	£10,143	Leasehold
106, Thurleigh Road SW12 8TT	SW12 8TT	SW12 8	23/08/2023	£1,450,000	£1,384,362	FALSE	Semi_Detached	136	£10,662	£10,179	Freehold
12, Tantallon Road SW12 8DG	SW12 8DG	SW12 8	21/12/2023	£1,882,500	£1,804,128	FALSE	Terraced	177	£10,636	£10,193	Freehold
59, Temperley Road SW12 8QE	SW12 8QE	SW12 8	23/08/2023	£1,260,000	£1,224,882	FALSE	Terraced	120	£10,500	£10,207	Freehold
39, Blandfield Road SW12 8BQ	SW12 8BQ	SW12 8	24/06/2022	£1,175,000	£1,133,634	FALSE	Terraced	111	£10,586	£10,213	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
68, Chestnut Grove SW12 8JJ	SW12 8JJ	SW12 8	25/03/2022	£2,500,000	£2,444,775	FALSE	Terraced	238	£10,504	£10,272	Freehold
30a, Endlesham Road, Balham SW12 8JU	SW12 8JU	SW12 8	05/01/2024	£577,000	£566,858	FALSE	Flat	55	£10,491	£10,307	Leasehold
80a, Endlesham Road, Balham SW12 8JL	SW12 8JL	SW12 8	29/07/2022	£900,000	£861,081	FALSE	Flat	83	£10,843	£10,374	Leasehold
Flat C, 18, Malwood Road SW12 8EN	SW12 8EN	SW12 8	27/09/2022	£795,000	£748,484	FALSE	Flat	72	£11,042	£10,396	Leasehold
33, Tantallon Road SW12 8DF	SW12 8DF	SW12 8	25/08/2022	£875,000	£821,618	FALSE	Flat	79	£11,076	£10,400	Leasehold
Flat 3, Audiology House, 45, Nightingale Lane SW12 8SU	SW12 8SU	SW12 8	18/02/2022	£730,000	£709,296	TRUE	Flat	68	£10,735	£10,431	Leasehold
49, Thurleigh Road SW12 8TZ	SW12 8TZ	SW12 8	25/07/2023	£2,975,000	£2,924,189	FALSE	Terraced	279	£10,663	£10,481	Freehold
Flat 3, 6, Lysias Road SW12 8BP	SW12 8BP	SW12 8	23/06/2022	£535,500	£514,196	FALSE	Flat	49	£10,929	£10,494	Leasehold
Flat 3, 129, Endlesham Road, Balham SW12 8JN	SW12 8JN	SW12 8	26/05/2023	£475,000	£474,107	FALSE	Flat	45	£10,556	£10,536	Leasehold
Flat 2, 1, Heslop Road SW12 8EG	SW12 8EG	SW12 8	14/04/2023	£350,000	£348,034	FALSE	Flat	33	£10,606	£10,546	Leasehold
75, Calbourne Road SW12 8LS	SW12 8LS	SW12 8	18/02/2022	£1,760,100	£1,732,998	FALSE	Terraced	164	£10,732	£10,567	Freehold
57, Thurleigh Road SW12 8TZ	SW12 8TZ	SW12 8	17/03/2023	£4,100,000	£3,663,760	FALSE	Detached	346	£11,850	£10,589	Freehold
27, Western Lane SW12 8JS	SW12 8JS	SW12 8	20/06/2022	£1,175,000	£1,133,634	FALSE	Terraced	107	£10,981	£10,595	Freehold
Ground Floor Flat, 47, Alderbrook Road, Balham SW12 8AD	SW12 8AD	SW12 8	21/07/2023	£990,000	£987,211	FALSE	Flat	93	£10,645	£10,615	Leasehold
44b, Alderbrook Road, Balham SW12 8AE	SW12 8AE	SW12 8	27/09/2023	£880,000	£860,552	FALSE	Flat	81	£10,864	£10,624	Leasehold
184a, Ramsden Road SW12 8RE	SW12 8RE	SW12 8	20/02/2023	£1,170,000	£1,136,816	FALSE	Flat	107	£10,935	£10,624	Leasehold
30, Tantallon Road SW12 8DG	SW12 8DG	SW12 8	28/09/2023	£1,525,000	£1,449,443	FALSE	Terraced	136	£11,213	£10,658	Freehold
3, Sumburgh Road SW12 8AJ	SW12 8AJ	SW12 8	12/12/2023	£1,915,000	£1,804,549	FALSE	Semi_Detached	169	£11,331	£10,678	Freehold
35, Ouseley Road SW12 8ED	SW12 8ED	SW12 8	20/09/2022	£2,100,000	£1,916,601	FALSE	Semi_Detached	179	£11,732	£10,707	Freehold
76, Bellamy Street SW12 8BU	SW12 8BU	SW12 8	16/01/2023	£1,040,000	£997,533	FALSE	Terraced	93	£11,183	£10,726	Freehold
14, Morella Road SW12 8UH	SW12 8UH	SW12 8	24/03/2022	£2,550,000	£2,493,670	FALSE	Terraced	232	£10,991	£10,749	Freehold
First Floor Flat, 29, Ouseley Road SW12 8ED	SW12 8ED	SW12 8	28/07/2023	£625,000	£623,239	FALSE	Flat	57	£10,965	£10,934	Leasehold
92a, Endlesham Road, Balham SW12 8JL	SW12 8JL	SW12 8	27/11/2023	£700,000	£670,939	FALSE	Flat	61	£11,475	£10,999	Leasehold
36, Blandfield Road SW12 8BG	SW12 8BG	SW12 8	28/06/2023	£1,350,000	£1,333,777	FALSE	Terraced	121	£11,157	£11,023	Freehold
Flat 1, 42 - 44, Tantallon Road SW12 8DG	SW12 8DG	SW12 8	22/02/2022	£885,057	£859,955	FALSE	Flat	78	£11,347	£11,025	Leasehold
Flat 2, 12, Lysias Road SW12 8BP	SW12 8BP	SW12 8	30/05/2023	£625,000	£623,825	FALSE	Flat	56	£11,161	£11,140	Leasehold
62, Bellamy Street SW12 8BU	SW12 8BU	SW12 8	28/06/2022	£1,105,000	£1,066,098	FALSE	Terraced	95	£11,632	£11,222	Freehold
49, Ramsden Road SW12 8RA	SW12 8RA	SW12 8	22/08/2023	£1,150,000	£1,145,685	FALSE	Flat	102	£11,275	£11,232	Leasehold
First And Second Floor Flat, 58, Alderbrook Road SW12 8AB	SW12 8AB	SW12 8	26/08/2022	£1,033,131	£970,102	FALSE	Flat	86	£12,013	£11,280	Leasehold
63, Balham Grove SW12 8BD	SW12 8BD	SW12 8	09/06/2023	£950,000	£938,584	FALSE	Terraced	83	£11,446	£11,308	Freehold
Ground Floor Flat, 28, Hearnville Road SW12 8RR	SW12 8RR	SW12 8	23/08/2023	£625,000	£622,655	FALSE	Flat	55	£11,364	£11,321	Leasehold
15, Linnet Mews SW12 8JE	SW12 8JE	SW12 8	27/05/2022	£675,000	£653,977	FALSE	Terraced	57	£11,842	£11,473	Freehold
6, Old Park Avenue SW12 8RH	SW12 8RH	SW12 8	30/03/2022	£4,190,000	£4,010,231	FALSE	Semi_Detached	339	£12,360	£11,830	Freehold
13, Badminton Road SW12 8BN	SW12 8BN	SW12 8	19/09/2023	£875,000	£855,663	FALSE	Flat	72	£12,153	£11,884	Leasehold
138, Thurleigh Road SW12 8TU	SW12 8TU	SW12 8	27/04/2022	£2,215,000	£2,142,408	FALSE	Terraced	178	£12,444	£12,036	Freehold
19, Western Lane SW12 8JS	SW12 8JS	SW12 8	08/01/2024	£1,250,000	£1,228,030	FALSE	Flat	102	£12,255	£12,040	Leasehold
73, Endlesham Road, Balham SW12 8JY	SW12 8JY	SW12 8	21/03/2023	£1,114,000	£1,087,544	FALSE	Terraced	90	£12,378	£12,084	Freehold
47, Balham Grove SW12 8AZ	SW12 8AZ	SW12 8	25/03/2022	£1,300,000	£1,271,283	FALSE	Terraced	101	£12,871	£12,587	Freehold
Flat 1, 44, Airedale Road SW12 8SF	SW12 8SF	SW12 8	27/10/2023	£707,500	£687,434	FALSE	Flat	54	£13,102	£12,730	Leasehold
8, Alderbrook Road, Balham SW12 8AG	SW12 8AG	SW12 8	25/10/2022	£1,205,000	£1,130,400	FALSE	Flat	87	£13,851	£12,993	Freehold
Flat A, 14, Lysias Road SW12 8BP	SW12 8BP	SW12 8	27/09/2022	£985,000	£927,367	FALSE	Flat	71	£13,873	£13,062	Leasehold
111, Thurleigh Road SW12 8TY	SW12 8TY	SW12 8	18/11/2022	£1,680,000	£1,561,538	FALSE	Semi_Detached	113	£14,867	£13,819	Freehold
38a, Ravenslea Road SW12 8RX	SW12 8RX	SW12 8	23/06/2023	£735,000	£730,187	FALSE	Flat	51	£14,412	£14,317	Leasehold
3, Western Lane SW12 8JS	SW12 8JS	SW12 8	25/10/2022	£1,295,000	£1,186,572	FALSE	Semi_Detached	82	£15,793	£14,470	Freehold
57, Sarsfeld Road SW12 8HR	SW12 8HR	SW12 8	19/01/2022	£2,250,000	£2,180,451	FALSE	Semi_Detached	149.27	£15,073	£14,607	Freehold
18, Balham Park Road SW12 8DU	SW12 8DU	SW12 8	20/07/2023	£1,340,000	£1,293,178	FALSE	Flat	77	£17,403	£16,795	Freehold
Flat C, 17, Balham Grove SW12 8AZ	SW12 8AZ	SW12 8	25/08/2023	£732,000	£729,253	FALSE	Flat	42	£17,429	£17,363	Leasehold
1, Bowling Green Square SW12 8JT	SW12 8JT	SW12 8	24/02/2022	£1,700,000	£1,673,824	TRUE	Flat	87	£19,540	£19,239	Freehold
3, Bowling Green Square SW12 8JT	SW12 8JT	SW12 8	25/02/2022	£1,650,000	£1,624,594	TRUE	Flat	83	£19,880	£19,573	Freehold
		SW12 8 Average							£9,724	£9,395	North West of Ba
35, Byrne Road SW12 9HZ	SW12 9HZ	SW12 9	27/01/2023	£945,000	£919,881	FALSE	Flat	182	£5,192	£5,054	Leasehold
129, Larch Close SW12 9SX	SW12 9SX	SW12 9	17/06/2022	£394,000	£378,325	FALSE	Flat	70	£5,629	£5,405	Leasehold
37, Culverden Road SW12 9LT	SW12 9LT	SW12 9	29/09/2023	£1,455,200	£1,361,316	FALSE	Semi_Detached	249	£5,844	£5,467	Freehold
Flat B, 63, Sistova Road SW12 9QR	SW12 9QR	SW12 9	21/10/2022	£520,000	£491,317	FALSE	Flat	87	£5,977	£5,647	Leasehold
10, Cathles Road SW12 9LD	SW12 9LD	SW12 9	14/03/2023	£786,685	£768,002	FALSE	Terraced	135	£5,827	£5,689	Freehold
Flat 1, 9 - 11, Balham High Road SW12 9AJ	SW12 9AJ	SW12 9	21/10/2022	£340,000	£321,246	FALSE	Flat	53	£6,415	£6,061	Leasehold
Lower Maisonette, 18, Hazelbourne Road SW12 9NS	SW12 9NS	SW12 9	21/10/2022	£605,000	£571,628	FALSE	Flat	93	£6,505	£6,147	Leasehold
Flat 1, 163, Balham Hill SW12 9DJ	SW12 9DJ	SW12 9	29/06/2022	£526,000	£505,074	FALSE	Flat	82	£6,415	£6,159	Leasehold
Flat 27, Coalbrook Mansions, Bedford Hill, Balham SW12 9RJ	SW12 9RJ	SW12 9	12/05/2023	£360,000	£359,323	FALSE	Flat	58	£6,207	£6,195	Leasehold
Flat A, 67, Fernlea Road SW12 9RR	SW12 9RR	SW12 9	29/03/2023	£310,000	£304,551	FALSE	Flat	48	£6,458	£6,345	Leasehold
Flat 2, Westwood House, 47, Old Devonshire Road SW12 9RF	SW12 9RF	SW12 9	16/02/2023	£600,000	£582,983	FALSE	Flat	91	£6,593	£6,406	Leasehold
Flat A, 81, Bedford Hill SW12 9HD	SW12 9HD	SW12 9	25/10/2022	£405,000	£382,660	FALSE	Flat	59	£6,864	£6,486	Leasehold
52a, Dornton Road SW12 9NE	SW12 9NE	SW12 9	30/08/2023	£530,000	£528,011	FALSE	Flat	81	£6,543	£6,519	Leasehold
Flat 4, Coalbrook Mansions, Bedford Hill, Balham SW12 9RJ	SW12 9RJ	SW12 9	28/09/2022	£600,000	£564,894	FALSE	Flat	85	£7,059	£6,646	Leasehold
Flat 6, 192, Bedford Hill, Balham SW12 9HL	SW12 9HL	SW12 9	21/02/2022	£409,950	£398,323	FALSE	Flat	59	£6,948	£6,751	Leasehold
Flat 2, 2b, Balham New Road SW12 9PG	SW12 9PG	SW12 9	26/09/2022	£260,000	£244,787	FALSE	Flat	36	£7,222	£6,800	Leasehold
69, Cathles Road SW12 9LF	SW12 9LF	SW12 9	22/02/2023	£1,850,000	£1,775,938	FALSE	Terraced	259	£7,143	£6,857	Freehold
Flat 5, 5, Fernlea Road SW12 9RT	SW12 9RT	SW12 9	18/12/2023	£290,000	£282,033	FALSE	Flat	41	£7,073	£6,879	Leasehold
21, Hanson Close SW12 9QA	SW12 9QA	SW12 9	28/07/2023	£325,000	£324,085	FALSE	Flat	47	£6,915	£6,895	Leasehold
12, Ethelbert Street SW12 9RS	SW12 9RS	SW12 9	11/03/2024	£320,000	£320,000	FALSE	Flat	46	£6,957	£6,957	Leasehold
Flat D, 144, Bedford Hill, Balham SW12 9HW	SW12 9HW	SW12 9	21/07/2023	£300,000	£299,155	FALSE	Flat	43	£6,977	£6,957	Leasehold
Flat 1, 16, Fontenoy Road SW12 9LU	SW12 9LU	SW12 9	24/08/2023	£595,000	£592,767	FALSE	Flat	85	£7,000	£6,974	Leasehold
Flat 4, 103, Bedford Hill, Balham SW12 9HE	SW12 9HE	SW12 9	20/10/2023	£440,000	£427,521	FALSE	Flat	61	£7,213	£7,009	Leasehold
39, Balham New Road SW12 9PH	SW12 9PH	SW12 9	17/06/2022	£330,000	£316,872	FALSE	Flat	45	£7,333	£7,042	Leasehold
Flat 3, 51, Fernlea Road SW12 9RT	SW12 9RT	SW12 9	23/08/2022	£825,000	£774,668	FALSE	Flat	110	£7,500	£7,042	Leasehold
75, Cathles Road SW12 9LF	SW12 9LF	SW12 9	10/02/2023	£1,350,000	£1,295,955	FALSE	Terraced	183	£7,377	£7,082	Freehold
Flat 2, 161, Balham Hill SW12 9DJ	SW12 9DJ	SW12 9	15/12/2023	£425,000	£413,324	FALSE	Flat	58	£7,328	£7,126	Leasehold
141, Larch Close SW12 9SX	SW12 9SX	SW12 9	16/01/2024	£335,000	£329,112	FALSE	Flat	46	£7,283	£7,155	Leasehold
44, Larch Close SW12 9SY	SW12 9SY	SW12 9	04/01/2024	£644,000	£623,418	FALSE	Terraced	87	£7,402	£7,166	Freehold
Flat 1, 20, Old Devonshire Road SW12 9RB	SW12 9RB	SW12 9	20/12/2023	£550,000	£534,890	FALSE	Flat	74	£7,432	£7,228	Leasehold
Ground Floor Flat, 106, Fernlea Road SW12 9RW	SW12 9RW	SW12 9	17/01/2022	£705,000	£688,153	FALSE	Flat	95	£7,421	£7,244	Leasehold
58, Yukon Road SW12 9PX	SW12 9PX	SW12 9	22/02/2022	£555,000	£546,454	FALSE	Terraced	75	£7,400	£7,286	Leasehold
29b, Byrne Road SW12 9HZ	SW12 9HZ	SW12 9	16/06/2023	£607,500	£603,522	FALSE	Flat	82	£7,409	£7,360	Leasehold
Flat 34, Dalton House, Balham Hill SW12 9DN	SW12 9DN	SW12 9	23/02/2022	£447,000	£434,322	FALSE	Flat	59	£7,576	£7,361	Leasehold
54a, Yukon Road SW12 9PX	SW12 9PX	SW12 9	21/10/2022	£940,000	£888,149	FALSE	Flat	120	£7,833	£7,401	Leasehold
10, Little Dimocks SW12 9JH	SW12 9JH	SW12 9	11/12/2023	£354,000	£344,275	FALSE	Flat	46	£7,696	£7,484	Leasehold
Upper Maisonette, 74, Hazelbourne Road SW12 9NS	SW12 9NS	SW12 9	24/02/2023	£765,000	£743,303	FALSE	Flat	99	£7,727	£7,508	Leasehold
21, Harberson Road SW12 9QW	SW12 9QW	SW12 9	19/08/2022	£1,200,000	£1,103,886	FALSE	Semi_Detached	147	£8,163	£7,509	Freehold
5a, Fontenoy Road SW12 9LZ	SW12 9LZ	SW12 9	19/10/2023	£948,000	£921,113	FALSE	Flat	122	£7,770	£7,550	Leasehold
5c, Byrne Road SW12 9HZ	SW12 9HZ	SW12 9	18/08/2023	£675,000	£672,467	FALSE	Flat	89	£7,584	£7,556	Leasehold
48c, Byrne Road SW12 9JB	SW12 9JB	SW12 9	16/12/2022	£590,000	£572,219	FALSE	Flat	75.7	£7,794	£7,559	Leasehold
19, Dagnan Road SW12 9LH	SW12 9LH	SW12 9	21/12/2023	£1,090,000	£1,044,621	FALSE	Terraced	138	£7,899	£7,570	Freehold
27, Cathles Road SW12 9LE	SW12 9LE	SW12 9	14/06/2023	£1,400,000	£1,383,176	FALSE	Terraced	182	£7,692	£7,600	Freehold
59, Byrne Road SW12 9HZ	SW12 9HZ	SW12 9	21/12/2022	£952,500	£896,834	FALSE	Flat	118	£8,072	£7,600	Freehold
Flat 4, 24, Old Devonshire Road SW12 9RB	SW12 9RB	SW12 9	21/10/2022	£500,000	£472,420	FALSE	Flat	62	£8,065	£7,620	Leasehold
Ground Floor Flat At, 59, Fernlea Road SW12 9RT	SW12 9RT	SW12 9	21/12/2022	£590,000	£572,219	FALSE	Flat	75	£7,867	£7,630	Leasehold
Flat 6, 215, Bedford Hill, Balham SW12 9HQ	SW12 9HQ	SW12 9	08/12/2023	£442,708	£430,546	FALSE	Flat	56	£7,906	£7,688	Leasehold
2, Larch Close SW12 9SY	SW12 9SY	SW12 9	25/11/2022	£679,460	£639,459	FALSE	Terraced	83	£8,186	£7,704	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
92, Rossiter Road SW12 9RX	SW12 9RX	SW12 9	21/04/2023	£1,300,000	£1,292,697	FALSE	Flat	166	£7,831	£7,787	Leasehold
81, Sistova Road SW12 9QR	SW12 9QR	SW12 9	14/04/2023	£1,687,500	£1,628,536	FALSE	Semi_Detached	209	£8,074	£7,792	Freehold
17, Shipka Road SW12 9QP	SW12 9QP	SW12 9	26/02/2024	£955,000	£937,089	FALSE	Terraced	120	£7,958	£7,809	Freehold
21, Dagnan Road SW12 9LH	SW12 9LH	SW12 9	26/05/2023	£1,100,000	£1,097,140	FALSE	Terraced	140	£7,857	£7,837	Freehold
Flat 4, Dalton House, Balham Hill SW12 9DN	SW12 9DN	SW12 9	21/01/2022	£475,000	£463,649	FALSE	Flat	59	£8,051	£7,858	Leasehold
7, Cornford Grove SW12 9JE	SW12 9JE	SW12 9	23/08/2023	£2,010,000	£1,919,012	FALSE	Semi_Detached	244	£8,238	£7,865	Freehold
44, Hillgate Place SW12 9ES	SW12 9ES	SW12 9	22/09/2023	£555,000	£542,735	FALSE	Flat	69	£8,043	£7,866	Leasehold
33, Cathles Road SW12 9LE	SW12 9LE	SW12 9	30/03/2023	£1,040,099	£1,015,398	FALSE	Terraced	129	£8,063	£7,871	Freehold
10, Culverden Road SW12 9LP	SW12 9LP	SW12 9	22/06/2023	£1,150,000	£1,136,180	FALSE	Terraced	144	£7,986	£7,890	Freehold
Flat 3, 161, Balham Hill SW12 9DJ	SW12 9DJ	SW12 9	22/02/2022	£585,000	£568,408	FALSE	Flat	72	£8,125	£7,895	Leasehold
Flat 22, Graham House, Balham Hill SW12 9EH	SW12 9EH	SW12 9	28/04/2023	£397,500	£395,267	FALSE	Flat	50	£7,950	£7,905	Leasehold
Ground Floor Flat, 109, Cathles Road SW12 9LF	SW12 9LF	SW12 9	05/01/2024	£725,000	£712,257	FALSE	Flat	90	£8,056	£7,914	Leasehold
Flat A, 78, Culverden Road SW12 9LS	SW12 9LS	SW12 9	28/01/2022	£495,000	£483,171	FALSE	Flat	61	£8,115	£7,921	Leasehold
Flat 7, Meyer House, Balham Hill SW12 9EJ	SW12 9EJ	SW12 9	28/11/2022	£265,000	£254,228	FALSE	Flat	32	£8,281	£7,945	Leasehold
10, New Gothic Lodge, 1, Old Devonshire Road SW12 9RE	SW12 9RE	SW12 9	21/01/2022	£525,000	£512,454	FALSE	Flat	64	£8,203	£8,007	Leasehold
Flat C, 144, Bedford Hill, Balham SW12 9HW	SW12 9HW	SW12 9	30/03/2022	£360,000	£346,933	FALSE	Flat	43	£8,372	£8,068	Leasehold
Flat 5, 180, Balham High Road SW12 9BW	SW12 9BW	SW12 9	27/01/2023	£740,000	£720,330	FALSE	Flat	89	£8,315	£8,094	Leasehold
25a, Bedford Hill SW12 9EX	SW12 9EX	SW12 9	26/04/2022	£950,000	£910,764	FALSE	Other	112	£8,482	£8,132	Freehold
7, Ormeley Road SW12 9QF	SW12 9QF	SW12 9	20/12/2022	£1,350,000	£1,286,300	FALSE	Terraced	158	£8,544	£8,141	Freehold
29, Old Devonshire Road SW12 9RD	SW12 9RD	SW12 9	15/12/2023	£1,590,000	£1,523,805	FALSE	Terraced	187	£8,503	£8,149	Freehold
Flat 16, Gateway House, 2a, Balham Hill SW12 9EE	SW12 9EE	SW12 9	15/03/2024	£295,000	£295,000	FALSE	Flat	36	£8,194	£8,194	Leasehold
1, Dinsmore Road SW12 9PT	SW12 9PT	SW12 9	21/01/2022	£1,262,500	£1,247,328	FALSE	Terraced	151	£8,361	£8,260	Freehold
11, Welland House, 34e, Old Devonshire Road SW12 9RB	SW12 9RB	SW12 9	18/11/2022	£450,000	£431,707	FALSE	Flat	52	£8,654	£8,302	Leasehold
83, Cornford Grove SW12 9JE	SW12 9JE	SW12 9	29/08/2023	£375,000	£373,593	FALSE	Flat	45	£8,333	£8,302	Leasehold
Flat F, 119, Bedford Hill, Balham SW12 9HE	SW12 9HE	SW12 9	19/05/2023	£500,000	£499,060	FALSE	Flat	60	£8,333	£8,318	Leasehold
58, Dornton Road SW12 9NE	SW12 9NE	SW12 9	28/09/2022	£725,000	£682,580	FALSE	Flat	82	£8,841	£8,324	Leasehold
Flat 28, Coalbrook Mansions, Bedford Hill, Balham SW12 9RJ	SW12 9RJ	SW12 9	27/05/2022	£435,000	£418,830	FALSE	Flat	50	£8,700	£8,377	Leasehold
Flat 1, 60, Culverden Road SW12 9LS	SW12 9LS	SW12 9	25/11/2022	£637,500	£611,585	FALSE	Flat	73	£8,733	£8,378	Leasehold
Flat 3, First Floor Flat, 128, Bedford Hill, Balham SW12 9HW	SW12 9HW	SW12 9	25/08/2022	£385,000	£361,512	FALSE	Flat	43	£8,953	£8,407	Leasehold
19, Cornford Grove SW12 9JE	SW12 9JE	SW12 9	22/06/2022	£2,050,000	£1,947,584	FALSE	Semi_Detached	231	£8,874	£8,431	Freehold
57, Dornton Road SW12 9NF	SW12 9NF	SW12 9	22/11/2023	£687,500	£658,958	FALSE	Flat	78	£8,814	£8,448	Leasehold
14, Ravenstone Street, Balham SW12 9SS	SW12 9SS	SW12 9	24/08/2023	£835,000	£811,727	FALSE	Terraced	96	£8,698	£8,455	Freehold
Flat 1, 43, Culverden Road SW12 9LT	SW12 9LT	SW12 9	29/07/2022	£540,000	£516,649	FALSE	Flat	61	£8,852	£8,470	Leasehold
4, Lynn Road SW12 9LA	SW12 9LA	SW12 9	24/02/2023	£1,000,000	£959,967	FALSE	Terraced	113	£8,850	£8,495	Freehold
19, Ormeley Road SW12 9QF	SW12 9QF	SW12 9	10/02/2023	£1,350,000	£1,295,955	FALSE	Terraced	152	£8,882	£8,526	Freehold
9a, Oakmead Road, Balham SW12 9SN	SW12 9SN	SW12 9	27/09/2022	£725,000	£682,580	FALSE	Flat	80	£9,063	£8,532	Leasehold
Flat 9, 215, Bedford Hill, Balham SW12 9HQ	SW12 9HQ	SW12 9	17/06/2022	£350,000	£336,076	FALSE	Flat	39	£8,974	£8,617	Leasehold
19, New Gothic Lodge, 1, Old Devonshire Road SW12 9RE	SW12 9RE	SW12 9	28/10/2022	£675,000	£637,767	FALSE	Flat	74	£9,122	£8,618	Leasehold
82, Gaskarth Road SW12 9NW	SW12 9NW	SW12 9	18/02/2022	£762,500	£750,759	FALSE	Terraced	87	£8,764	£8,629	Freehold
3, Harberson Road SW12 9QW	SW12 9QW	SW12 9	23/09/2022	£1,320,000	£1,219,358	FALSE	Terraced	141	£9,362	£8,648	Freehold
Flat 4, 16, Fontenoy Road SW12 9LU	SW12 9LU	SW12 9	20/11/2023	£497,000	£476,366	FALSE	Flat	55	£9,036	£8,661	Leasehold
Flat 28, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	27/06/2022	£690,000	£662,550	TRUE	Flat	76	£9,079	£8,718	Leasehold
44, Ravenswood Road SW12 9PJ	SW12 9PJ	SW12 9	20/01/2023	£900,000	£863,250	FALSE	Terraced	99	£9,091	£8,720	Freehold
18b, Fernlea Road SW12 9RN	SW12 9RN	SW12 9	28/04/2022	£486,000	£463,730	FALSE	Flat	53	£9,170	£8,750	Leasehold
Apartment 2, 4, Balham Hill SW12 9EA	SW12 9EA	SW12 9	26/08/2022	£690,000	£647,905	FALSE	Flat	74	£9,324	£8,755	Leasehold
12, Dagnan Road SW12 9LQ	SW12 9LQ	SW12 9	27/07/2023	£677,500	£665,929	FALSE	Flat	76	£8,914	£8,762	Leasehold
68, Laitwood Road SW12 9QJ	SW12 9QJ	SW12 9	18/10/2023	£1,371,500	£1,300,327	FALSE	Terraced	147	£9,330	£8,846	Freehold
64, Ravenswood Road SW12 9PJ	SW12 9PJ	SW12 9	26/08/2022	£1,440,000	£1,339,887	FALSE	Terraced	151	£9,536	£8,873	Freehold
Flat 48, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	25/03/2022	£700,000	£674,592	TRUE	Flat	76	£9,211	£8,876	Leasehold
21, Shipka Road SW12 9QP	SW12 9QP	SW12 9	08/04/2024	£1,400,000	£1,400,000	FALSE	Terraced	157	£8,917	£8,917	Freehold
6, Martindale Road SW12 9PW	SW12 9PW	SW12 9	15/02/2022	£1,200,000	£1,181,523	FALSE	Terraced	132	£9,091	£8,951	Freehold
Flat 6, 10, Fontenoy Road SW12 9LU	SW12 9LU	SW12 9	21/07/2023	£675,000	£673,099	FALSE	Flat	75	£9,000	£8,975	Leasehold
Flat 68, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	29/04/2022	£715,000	£682,237	TRUE	Flat	76	£9,408	£8,977	Leasehold
Flat 4, 39a, Balham Hill SW12 9DX	SW12 9DX	SW12 9	22/04/2022	£415,000	£395,984	FALSE	Flat	44	£9,432	£9,000	Leasehold
15, Dornton Road SW12 9NB	SW12 9NB	SW12 9	18/12/2023	£1,850,000	£1,743,298	FALSE	Semi_Detached	193	£9,585	£9,033	Freehold
25, Dagnan Road SW12 9LH	SW12 9LH	SW12 9	26/05/2022	£1,260,000	£1,220,758	FALSE	Terraced	135	£9,333	£9,043	Freehold
Flat 2, 180, Bedford Hill, Balham SW12 9HL	SW12 9HL	SW12 9	21/01/2022	£660,000	£644,228	FALSE	Flat	71	£9,296	£9,074	Leasehold
119, Laitwood Road SW12 9QH	SW12 9QH	SW12 9	17/01/2022	£1,187,500	£1,150,794	FALSE	Semi_Detached	126	£9,425	£9,133	Freehold
Flat 3, 42, Sistova Road SW12 9QS	SW12 9QS	SW12 9	26/08/2022	£540,000	£507,056	FALSE	Flat	55	£9,818	£9,219	Leasehold
5, Fontenoy Road SW12 9LZ	SW12 9LZ	SW12 9	17/10/2023	£875,000	£850,183	FALSE	Flat	92	£9,511	£9,241	Leasehold
12, Clarence Mews SW12 9SR	SW12 9SR	SW12 9	28/04/2023	£576,375	£573,137	FALSE	Flat	62	£9,296	£9,244	Leasehold
37, Old Devonshire Road SW12 9RD	SW12 9RD	SW12 9	22/11/2023	£1,555,000	£1,461,065	FALSE	Terraced	158	£9,842	£9,247	Freehold
8a, Beira Street SW12 9LJ	SW12 9LJ	SW12 9	27/01/2022	£730,000	£712,555	FALSE	Flat	77	£9,481	£9,254	Leasehold
56, Laitwood Road SW12 9QJ	SW12 9QJ	SW12 9	13/12/2023	£1,411,007	£1,352,264	FALSE	Terraced	146	£9,664	£9,262	Freehold
60, Byrne Road SW12 9JB	SW12 9JB	SW12 9	16/02/2022	£660,250	£650,084	FALSE	Terraced	70	£9,432	£9,287	Freehold
The Garden Flat At, 66, Culverden Road SW12 9LS	SW12 9LS	SW12 9	12/05/2023	£635,000	£633,806	FALSE	Flat	68	£9,338	£9,321	Leasehold
4a, Ormeley Road SW12 9QE	SW12 9QE	SW12 9	26/08/2022	£715,000	£671,379	FALSE	Flat	72	£9,931	£9,325	Leasehold
36, Laitwood Road SW12 9QL	SW12 9QL	SW12 9	16/01/2024	£1,340,000	£1,297,174	FALSE	Terraced	139	£9,640	£9,332	Freehold
Ground Floor Flat, 91, Byrne Road SW12 9JA	SW12 9JA	SW12 9	28/11/2022	£770,000	£738,699	FALSE	Flat	79	£9,747	£9,351	Leasehold
46, Hillgate Place SW12 9ES	SW12 9ES	SW12 9	17/05/2023	£508,000	£507,045	FALSE	Flat	54	£9,407	£9,390	Leasehold
7, Beira Street SW12 9LJ	SW12 9LJ	SW12 9	15/12/2023	£676,000	£657,429	FALSE	Flat	70	£9,657	£9,392	Leasehold
4b, Oakmead Road, Balham SW12 9SL	SW12 9SL	SW12 9	26/05/2023	£625,000	£623,825	FALSE	Flat	66	£9,470	£9,452	Leasehold
41c, Fernlea Road SW12 9RT	SW12 9RT	SW12 9	24/02/2023	£467,000	£453,755	FALSE	Flat	48	£9,729	£9,453	Leasehold
80, Rossiter Road SW12 9RX	SW12 9RX	SW12 9	28/01/2022	£815,000	£805,206	FALSE	Terraced	85	£9,588	£9,473	Freehold
19, Martindale Road SW12 9PW	SW12 9PW	SW12 9	19/05/2023	£1,150,000	£1,147,010	FALSE	Terraced	121	£9,504	£9,479	Freehold
70, Laitwood Road SW12 9QJ	SW12 9QJ	SW12 9	21/09/2023	£1,350,000	£1,283,113	FALSE	Terraced	135	£10,000	£9,505	Freehold
Flat 36, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	30/03/2022	£375,000	£361,388	TRUE	Flat	38	£9,868	£9,510	Leasehold
3, Shipka Road SW12 9QP	SW12 9QP	SW12 9	23/11/2023	£1,390,000	£1,306,033	FALSE	Terraced	137	£10,146	£9,533	Freehold
First Floor Flat, 69, Laitwood Road SW12 9QH	SW12 9QH	SW12 9	28/10/2022	£505,000	£477,144	FALSE	Flat	50	£10,100	£9,543	Leasehold
6, Laitwood Road SW12 9QL	SW12 9QL	SW12 9	24/11/2023	£1,463,568	£1,375,157	FALSE	Terraced	144	£10,164	£9,550	Freehold
Flat 1, 105, Bedford Hill, Balham SW12 9HE	SW12 9HE	SW12 9	14/03/2024	£595,000	£595,000	FALSE	Flat	62	£9,597	£9,597	Leasehold
56, Byrne Road SW12 9JB	SW12 9JB	SW12 9	29/06/2022	£740,000	£710,561	FALSE	Flat	74	£10,000	£9,602	Freehold
First Floor Flat, 21, Laitwood Road SW12 9QN	SW12 9QN	SW12 9	19/05/2023	£550,000	£548,966	FALSE	Flat	57	£9,649	£9,631	Leasehold
28c, Fernlea Road SW12 9RN	SW12 9RN	SW12 9	28/07/2022	£485,000	£464,027	FALSE	Flat	48	£10,104	£9,667	Leasehold
Flat 5, 182, Bedford Hill, Balham SW12 9HL	SW12 9HL	SW12 9	29/07/2022	£466,250	£446,088	FALSE	Flat	46	£10,136	£9,698	Leasehold
4a, Oakmead Road, Balham SW12 9SL	SW12 9SL	SW12 9	26/05/2023	£625,000	£623,375	FALSE	Flat	63.99	£9,767	£9,742	Freehold
41, Hillgate Place SW12 9ES	SW12 9ES	SW12 9	29/04/2022	£1,150,000	£1,112,311	FALSE	Terraced	114	£10,088	£9,757	Leasehold
60, Cathles Road SW12 9LG	SW12 9LG	SW12 9	24/03/2022	£1,400,000	£1,369,074	FALSE	Terraced	139	£10,072	£9,849	Freehold
Flat 14, Qube Court, 8, Balham Hill SW12 9ED	SW12 9ED	SW12 9	29/07/2022	£950,000	£908,919	FALSE	Flat	92	£10,326	£9,880	Leasehold
Ground Floor Flat, 23, Byrne Road SW12 9HZ	SW12 9HZ	SW12 9	25/07/2022	£725,000	£693,649	FALSE	Flat	70	£10,357	£9,909	Leasehold
62, Dornton Road SW12 9NE	SW12 9NE	SW12 9	19/05/2023	£825,000	£823,449	FALSE	Flat	83	£9,940	£9,921	Leasehold
Flat 14, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	22/02/2022	£345,000	£335,215	TRUE	Flat	33	£10,455	£10,158	Leasehold
125, Laitwood Road SW12 9QH	SW12 9QH	SW12 9	23/03/2022	£1,051,500	£1,028,272	FALSE	Terraced	101	£10,411	£10,181	Freehold
Flat 15, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	25/02/2022	£346,000	£336,187	TRUE	Flat	33	£10,485	£10,187	Leasehold
Flat 58, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	28/03/2022	£360,000	£346,933	TRUE	Flat	34	£10,588	£10,204	Leasehold
36, Yukon Road SW12 9PX	SW12 9PX	SW12 9	29/04/2022	£720,000	£687,008	FALSE	Flat	67	£10,746	£10,254	Leasehold
Flat 66, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	26/01/2022	£390,000	£380,680	TRUE	Flat	37	£10,541	£10,289	Leasehold
Flat 10, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	29/07/2022	£355,000	£339,649	TRUE	Flat	33	£10,758	£10,292	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Basement Flat, 43, Byrne Road SW12 9HZ	SW12 9HZ	SW12 9	16/12/2022	£510,000	£494,630	FALSE	Flat	48	£10,625	£10,305	Leasehold
Flat 4, 180, Balham High Road SW12 9BW	SW12 9BW	SW12 9	23/11/2022	£485,000	£465,285	FALSE	Flat	45	£10,778	£10,340	Leasehold
Flat 47, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	30/03/2022	£365,000	£351,751	TRUE	Flat	34	£10,735	£10,346	Leasehold
Flat 1, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	24/06/2022	£345,000	£331,275	TRUE	Flat	32	£10,781	£10,352	Leasehold
14a, Shipka Road SW12 9QP	SW12 9QP	SW12 9	24/05/2023	£950,000	£948,214	FALSE	Flat	91	£10,440	£10,420	Leasehold
Flat 21, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	18/02/2022	£344,602	£334,828	TRUE	Flat	32	£10,769	£10,463	Leasehold
127, Bedford Hill, Balham SW12 9HE	SW12 9HE	SW12 9	29/11/2023	£380,000	£357,045	FALSE	Terraced	34	£11,176	£10,501	Freehold
Flat 29, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	30/03/2022	£360,000	£346,933	TRUE	Flat	33	£10,909	£10,513	Leasehold
Flat 74, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	30/03/2022	£360,000	£346,933	TRUE	Flat	33	£10,909	£10,513	Leasehold
Flat 75, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	18/02/2022	£358,000	£347,846	TRUE	Flat	33	£10,848	£10,541	Leasehold
30d, Lynn Road SW12 9LA	SW12 9LA	SW12 9	23/06/2022	£595,000	£571,329	FALSE	Flat	54	£11,019	£10,580	Leasehold
Flat 1, 180, Balham High Road SW12 9BW	SW12 9BW	SW12 9	23/08/2023	£641,750	£639,342	FALSE	Flat	60	£10,696	£10,656	Leasehold
70, Dornton Road SW12 9NE	SW12 9NE	SW12 9	18/08/2023	£780,000	£769,421	FALSE	Flat	72	£10,833	£10,686	Leasehold
Flat 53, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	22/03/2022	£355,000	£342,114	TRUE	Flat	32	£11,094	£10,691	Leasehold
32, Hazelbourne Road SW12 9NS	SW12 9NS	SW12 9	23/05/2022	£655,165	£630,812	FALSE	Flat	59	£11,104	£10,692	Leasehold
Flat 82, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	27/05/2022	£695,000	£669,166	TRUE	Flat	62	£11,210	£10,793	Leasehold
Flat A, 82, Fernlea Road SW12 9RW	SW12 9RW	SW12 9	10/11/2023	£698,325	£669,333	FALSE	Flat	62	£11,263	£10,796	Leasehold
39, Yukon Road SW12 9PY	SW12 9PY	SW12 9	20/09/2022	£699,950	£658,995	FALSE	Flat	61	£11,475	£10,803	Leasehold
Flat 31, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	17/02/2022	£368,000	£357,563	TRUE	Flat	33	£11,152	£10,835	Leasehold
Flat 83, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	29/04/2022	£700,000	£667,925	TRUE	Flat	61	£11,475	£10,950	Leasehold
Flat 59, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	26/10/2022	£372,500	£351,953	TRUE	Flat	32	£11,641	£10,999	Leasehold
Flat 52, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	26/04/2022	£370,000	£353,046	TRUE	Flat	32	£11,563	£11,033	Leasehold
Flat 18, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	30/03/2022	£390,000	£375,844	TRUE	Flat	34	£11,471	£11,054	Leasehold
Flat 1, 2, Cornford Grove SW12 9JF	SW12 9JF	SW12 9	27/01/2023	£425,000	£413,703	FALSE	Flat	37	£11,486	£11,181	Leasehold
Ground Floor Flat, Claremont, Fontenoy Road SW12 9LU	SW12 9LU	SW12 9	18/11/2022	£865,000	£829,837	FALSE	Flat	65	£13,308	£12,767	Leasehold
101, Fernlea Road SW12 9RP	SW12 9RP	SW12 9	26/04/2022	£1,200,000	£1,140,984	FALSE	Flat	87	£13,793	£13,115	Freehold
16, Harberson Road SW12 9QW	SW12 9QW	SW12 9	20/09/2022	£1,385,000	£1,279,402	FALSE	Terraced	93	£14,892	£13,757	Freehold
44, Rossiter Road SW12 9RU	SW12 9RU	SW12 9	20/09/2022	£904,000	£851,106	FALSE	Flat	58	£15,586	£14,674	Leasehold
The Second And Third Floor Flat At, 2, Hildreth Street SW12 9RQ	SW12 9RQ	SW12 9	27/07/2022	£560,000	£535,784	FALSE	Flat	31	£18,065	£17,283	Leasehold
57, Cathles Road SW12 9LE	SW12 9LE	SW12 9	09/11/2023	£1,100,000	£1,033,551	FALSE	Flat	46	£23,913	£22,469	Freehold
		SW12 9 Average							£9,146	£8,831	East of Balham S
Flat 24, Pearson House, Horne Way SW15 1HY	SW15 1HY	SW15 1	24/05/2022	£465,000	£447,715	FALSE	Flat	83	£5,602	£5,394	Leasehold
Bridge End, Dryburgh Road SW15 1BL	SW15 1BL	SW15 1	19/01/2024	£735,000	£722,081	FALSE	Flat	132	£5,568	£5,470	Leasehold
Flat 2, Jay House, Horne Way SW15 1JD	SW15 1JD	SW15 1	05/04/2024	£352,689	£352,689	FALSE	Flat	64	£5,511	£5,511	Leasehold
Flat 2, Mercury Mansions, Dryburgh Road SW15 1BT	SW15 1BT	SW15 1	19/09/2023	£585,000	£572,072	FALSE	Flat	97	£6,031	£5,898	Leasehold
Flat 18, The Glass House 51-57, Lacy Road SW15 1PR	SW15 1PR	SW15 1	27/05/2022	£632,000	£608,508	FALSE	Flat	103	£6,136	£5,908	Leasehold
Flat 4, Common View, Putney Common SW15 1HN	SW15 1HN	SW15 1	15/01/2024	£440,000	£432,266	FALSE	Flat	73	£6,027	£5,921	Leasehold
Flat 29, Phelps House, Felsham Road SW15 1DF	SW15 1DF	SW15 1	26/08/2022	£400,000	£375,597	FALSE	Flat	63	£6,349	£5,962	Leasehold
Flat 17, Phelps House, Felsham Road SW15 1DF	SW15 1DF	SW15 1	29/04/2022	£408,000	£389,305	FALSE	Flat	64	£6,375	£6,083	Leasehold
16, Gay Street SW15 1DB	SW15 1DB	SW15 1	30/05/2022	£304,000	£292,700	FALSE	Flat	46	£6,609	£6,363	Leasehold
26, Knox House, Horne Way SW15 1JA	SW15 1JA	SW15 1	13/11/2023	£300,000	£287,545	FALSE	Flat	45	£6,667	£6,390	Leasehold
90, Hotham Road SW15 1QP	SW15 1QP	SW15 1	20/12/2023	£1,410,000	£1,351,299	FALSE	Terraced	210	£6,714	£6,435	Freehold
75, Norroy Road, Putney SW15 1PH	SW15 1PH	SW15 1	29/09/2022	£1,500,000	£1,385,634	FALSE	Terraced	202	£7,426	£6,860	Freehold
55, Chelverton Road SW15 1RW	SW15 1RW	SW15 1	18/08/2023	£1,450,000	£1,409,586	FALSE	Terraced	203	£7,143	£6,944	Freehold
16a, Blackett Street SW15 1QG	SW15 1QG	SW15 1	28/06/2023	£936,868	£930,733	FALSE	Flat	134	£6,992	£6,946	Leasehold
15, Pentlow Street SW15 1LX	SW15 1LX	SW15 1	24/10/2023	£1,220,000	£1,139,452	FALSE	Semi_Detached	161	£7,578	£7,077	Freehold
16, Knox House, Horne Way SW15 1JA	SW15 1JA	SW15 1	28/10/2022	£371,750	£351,244	FALSE	Flat	49	£7,587	£7,168	Leasehold
Flat 12, Kenilworth Court, Lower Richmond Road SW15 1EW	SW15 1EW	SW15 1	24/02/2023	£735,000	£714,154	FALSE	Flat	99	£7,424	£7,214	Leasehold
Flat 12, Mercury Mansions, Dryburgh Road SW15 1BT	SW15 1BT	SW15 1	29/04/2022	£525,000	£500,943	FALSE	Flat	69	£7,609	£7,260	Leasehold
21, Mascotte Road SW15 1NN	SW15 1NN	SW15 1	27/02/2023	£480,000	£466,386	FALSE	Flat	64	£7,500	£7,287	Leasehold
128a, Lower Richmond Road SW15 1LN	SW15 1LN	SW15 1	15/02/2023	£850,000	£825,892	FALSE	Flat	111	£7,658	£7,440	Leasehold
Flat 23, Lockyer House, The Platt SW15 1EE	SW15 1EE	SW15 1	09/06/2023	£355,000	£352,675	FALSE	Flat	47	£7,553	£7,504	Leasehold
4, Norroy Road, Putney SW15 1PF	SW15 1PF	SW15 1	10/02/2023	£1,252,000	£1,201,878	FALSE	Terraced	159	£7,874	£7,559	Freehold
15b, Chelverton Road SW15 1RN	SW15 1RN	SW15 1	20/04/2022	£250,000	£238,544	FALSE	Flat	31	£8,065	£7,695	Leasehold
80, Chelverton Road SW15 1RL	SW15 1RL	SW15 1	13/04/2023	£1,675,000	£1,656,293	FALSE	Terraced	213	£7,864	£7,776	Freehold
59, Sefton Street SW15 1NA	SW15 1NA	SW15 1	25/11/2022	£840,000	£780,769	FALSE	Semi_Detached	100	£8,400	£7,808	Freehold
Flat 21, Lockyer House, The Platt SW15 1EE	SW15 1EE	SW15 1	27/01/2022	£385,000	£375,800	FALSE	Flat	48	£8,021	£7,829	Leasehold
Flat 16, Henry Jackson House, Henry Jackson Road SW15 1DL	SW15 1DL	SW15 1	27/01/2022	£517,300	£504,938	FALSE	Flat	64	£8,083	£7,890	Leasehold
16, Ardshiel Close SW15 1EB	SW15 1EB	SW15 1	29/07/2022	£1,060,000	£1,011,658	FALSE	Terraced	128	£8,281	£7,904	Freehold
48, Rotherwood Road SW15 1JZ	SW15 1JZ	SW15 1	23/01/2023	£550,000	£535,380	FALSE	Flat	66	£8,333	£8,112	Leasehold
Flat 5, 18, Clarendon Drive SW15 1AA	SW15 1AA	SW15 1	28/10/2022	£382,500	£361,401	FALSE	Flat	44	£8,693	£8,214	Leasehold
Flat 1, 91, Felsham Road SW15 1BA	SW15 1BA	SW15 1	21/01/2022	£840,000	£819,926	FALSE	Flat	97	£8,660	£8,453	Leasehold
Top Floor Flat, 2, Erpingham Road SW15 1BG	SW15 1BG	SW15 1	21/11/2022	£940,000	£901,789	FALSE	Flat	106	£8,868	£8,507	Leasehold
7, Festing Road SW15 1LW	SW15 1LW	SW15 1	15/12/2023	£1,075,000	£1,030,246	FALSE	Terraced	121	£8,884	£8,514	Freehold
9, Centrus Apartments, 7, Felsham Road SW15 1AX	SW15 1AX	SW15 1	20/11/2023	£560,000	£536,751	FALSE	Flat	63	£8,889	£8,520	Leasehold
113, Clarendon Drive SW15 1AN	SW15 1AN	SW15 1	27/03/2024	£1,725,000	£1,725,000	FALSE	Semi_Detached	202	£8,540	£8,540	Freehold
55, Clarendon Drive SW15 1AW	SW15 1AW	SW15 1	09/11/2023	£2,340,000	£2,162,869	FALSE	Semi_Detached	253	£9,249	£8,549	Freehold
3, Rotherwood Road SW15 1LA	SW15 1LA	SW15 1	20/01/2023	£1,570,000	£1,505,892	FALSE	Terraced	176	£8,920	£8,556	Freehold
6, Ardshiel Close SW15 1EB	SW15 1EB	SW15 1	30/10/2023	£1,183,000	£1,121,609	FALSE	Terraced	131	£9,031	£8,562	Freehold
30, Bemish Road SW15 1DG	SW15 1DG	SW15 1	22/08/2023	£715,000	£712,317	FALSE	Flat	83	£8,614	£8,582	Leasehold
34, Sefton Street SW15 1LZ	SW15 1LZ	SW15 1	10/02/2023	£965,000	£926,368	FALSE	Terraced	107	£9,019	£8,658	Freehold
8, Charlwood Terrace SW15 1NZ	SW15 1NZ	SW15 1	17/11/2023	£1,396,000	£1,311,670	FALSE	Terraced	151	£9,245	£8,687	Freehold
73, Chelverton Road SW15 1RW	SW15 1RW	SW15 1	25/03/2022	£1,885,000	£1,843,360	FALSE	Terraced	212	£8,892	£8,695	Freehold
First And Second Floor Flat At, 17, Stanbridge Road SW15 1DX	SW15 1DX	SW15 1	18/08/2023	£550,000	£547,936	FALSE	Flat	63	£8,730	£8,697	Leasehold
30, Weiss Road SW15 1DH	SW15 1DH	SW15 1	29/07/2022	£1,129,000	£1,077,512	FALSE	Terraced	123	£9,179	£8,760	Freehold
35, Bemish Road SW15 1DG	SW15 1DG	SW15 1	15/03/2023	£1,240,000	£1,210,551	FALSE	Terraced	138	£8,986	£8,772	Freehold
5, Redgrave Road SW15 1PX	SW15 1PX	SW15 1	13/03/2024	£1,200,000	£1,200,000	FALSE	Terraced	136	£8,824	£8,824	Freehold
4, Mascotte Road SW15 1NN	SW15 1NN	SW15 1	22/09/2022	£1,090,880	£1,007,707	FALSE	Terraced	114	£9,569	£8,840	Freehold
Flat 5, Common View, Putney Common SW15 1HN	SW15 1HN	SW15 1	24/04/2023	£525,000	£522,051	FALSE	Flat	59	£8,898	£8,848	Leasehold
Flat 1, Kenilworth Court, Lower Richmond Road SW15 1EW	SW15 1EW	SW15 1	23/05/2022	£800,000	£770,263	FALSE	Flat	87	£9,195	£8,854	Leasehold
72a, Lower Richmond Road SW15 1LL	SW15 1LL	SW15 1	22/12/2022	£530,000	£514,027	FALSE	Flat	58	£9,138	£8,863	Leasehold
44, Pentlow Street SW15 1LX	SW15 1LX	SW15 1	21/02/2022	£1,100,000	£1,083,062	FALSE	Terraced	122	£9,016	£8,878	Freehold
27, Mascotte Road SW15 1NN	SW15 1NN	SW15 1	09/11/2023	£1,030,000	£967,780	FALSE	Terraced	109	£9,450	£8,879	Freehold
2, Biggs Row SW15 1ED	SW15 1ED	SW15 1	25/03/2022	£1,100,000	£1,052,805	FALSE	Semi_Detached	118	£9,322	£8,922	Freehold
9, Erpingham Road SW15 1BE	SW15 1BE	SW15 1	18/11/2022	£1,360,000	£1,279,935	FALSE	Terraced	143	£9,510	£8,951	Freehold
50, Hotham Road SW15 1QJ	SW15 1QJ	SW15 1	24/02/2022	£1,470,000	£1,447,365	FALSE	Terraced	160	£9,188	£9,046	Freehold
Flat 2, 1, Farlow Road SW15 1DT	SW15 1DT	SW15 1	25/07/2022	£875,000	£837,162	FALSE	Flat	92	£9,511	£9,100	Leasehold
Flat B, 144, Felsham Road SW15 1DP	SW15 1DP	SW15 1	20/10/2023	£740,000	£719,012	FALSE	Flat	79	£9,367	£9,101	Leasehold
28, Stanbridge Road SW15 1DX	SW15 1DX	SW15 1	14/01/2022	£1,550,000	£1,531,373	FALSE	Terraced	168	£9,226	£9,115	Freehold
37, Bangalore Street SW15 1QF	SW15 1QF	SW15 1	26/09/2022	£1,428,500	£1,303,745	FALSE	Semi_Detached	143	£9,990	£9,117	Freehold
Flat 2, 76, Lower Richmond Road SW15 1LL	SW15 1LL	SW15 1	17/02/2023	£340,000	£330,357	FALSE	Flat	36	£9,444	£9,177	Leasehold
Flat 3, 18, Egliston Road SW15 1AL	SW15 1AL	SW15 1	28/04/2023	£758,500	£754,239	FALSE	Flat	82	£9,250	£9,198	Leasehold
Flat 93, Kenilworth Court, Lower Richmond Road SW15 1HA	SW15 1HA	SW15 1	21/04/2023	£710,000	£706,011	FALSE	Flat	76	£9,342	£9,290	Leasehold
Flat 4, 132, Felsham Road SW15 1DP	SW15 1DP	SW15 1	20/09/2023	£210,000	£205,359	FALSE	Flat	22	£9,545	£9,335	Leasehold
25, Felsham Road SW15 1AY	SW15 1AY	SW15 1	26/07/2023	£1,250,011	£1,228,662	FALSE	Terraced	131	£9,542	£9,379	Freehold
4, Erpingham Road SW15 1BG	SW15 1BG	SW15 1	21/07/2023	£1,807,381	£1,776,512	FALSE	Terraced	189	£9,563	£9,400	Freehold
17, Stratford Grove SW15 1NU	SW15 1NU	SW15 1	16/06/2023	£2,195,000	£2,125,376	FALSE	Semi_Detached	225	£9,756	£9,446	Freehold
63, Hotham Road SW15 1QW	SW15 1QW	SW15 1	29/11/2023	£2,050,000	£1,926,163	FALSE	Terraced	202	£10,149	£9,535	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
10, Farlow Road SW15 1DT	SW15 1DT	SW15 1	28/06/2022	£1,467,500	£1,415,836	FALSE	Terraced	148	£9,916	£9,566	Freehold
7, Stratford Grove SW15 1NU	SW15 1NU	SW15 1	30/03/2023	£1,117,000	£1,063,810	FALSE	Semi_Detached	111	£10,063	£9,584	Freehold
15, Danemere Street SW15 1LT	SW15 1LT	SW15 1	29/09/2022	£1,175,000	£1,106,250	FALSE	Flat	115	£10,217	£9,620	Freehold
14, Rotherwood Road SW15 1JZ	SW15 1JZ	SW15 1	21/04/2023	£1,450,000	£1,433,806	FALSE	Terraced	149	£9,732	£9,623	Freehold
6a, Salvin Road SW15 1DR	SW15 1DR	SW15 1	19/08/2022	£1,045,000	£981,247	FALSE	Flat	101	£10,347	£9,715	Leasehold
20, Ruvigny Gardens SW15 1JR	SW15 1JR	SW15 1	09/06/2023	£1,715,000	£1,694,391	FALSE	Terraced	174	£9,856	£9,738	Freehold
7, Hotham Road SW15 1QL	SW15 1QL	SW15 1	30/01/2023	£1,595,000	£1,529,871	FALSE	Terraced	157	£10,159	£9,744	Freehold
2, Waters Place SW15 1LH	SW15 1LH	SW15 1	30/08/2023	£1,160,000	£1,127,669	FALSE	Terraced	115	£10,087	£9,806	Freehold
19, Gladwyn Road SW15 1JY	SW15 1JY	SW15 1	17/03/2023	£1,410,000	£1,376,514	FALSE	Terraced	140	£10,071	£9,832	Freehold
Flat 66, Kenilworth Court, Lower Richmond Road SW15 1EN	SW15 1EN	SW15 1	17/10/2023	£945,000	£918,198	FALSE	Flat	93	£10,161	£9,873	Leasehold
13, Stratford Grove SW15 1NU	SW15 1NU	SW15 1	26/08/2022	£1,721,700	£1,583,800	FALSE	Semi_Detached	160	£10,761	£9,899	Freehold
2, Gladwyn Road SW15 1JY	SW15 1JY	SW15 1	16/10/2023	£1,195,000	£1,132,986	FALSE	Terraced	114	£10,482	£9,938	Freehold
12, Pentlow Street SW15 1LX	SW15 1LX	SW15 1	29/11/2023	£1,000,000	£924,303	FALSE	Semi_Detached	93	£10,753	£9,939	Freehold
19, Bendemeer Road SW15 1JX	SW15 1JX	SW15 1	24/06/2022	£1,597,500	£1,541,259	FALSE	Terraced	155	£10,306	£9,944	Freehold
57, Festing Road SW15 1LW	SW15 1LW	SW15 1	17/02/2023	£1,600,000	£1,535,947	FALSE	Terraced	154	£10,390	£9,974	Freehold
58, Ashlone Road SW15 1LR	SW15 1LR	SW15 1	22/09/2023	£1,305,000	£1,240,343	FALSE	Terraced	124	£10,524	£10,003	Freehold
55, Hotham Road SW15 1QW	SW15 1QW	SW15 1	16/02/2023	£1,710,000	£1,641,543	FALSE	Terraced	164	£10,427	£10,009	Freehold
5, Charlwood Terrace SW15 1NZ	SW15 1NZ	SW15 1	29/04/2022	£1,690,000	£1,634,613	FALSE	Terraced	163	£10,368	£10,028	Freehold
41, Festing Road SW15 1LW	SW15 1LW	SW15 1	15/01/2024	£1,165,000	£1,127,767	FALSE	Terraced	112	£10,402	£10,069	Freehold
75, Hotham Road SW15 1QW	SW15 1QW	SW15 1	26/05/2023	£1,860,000	£1,813,109	FALSE	Semi_Detached	180	£10,333	£10,073	Freehold
71, Bangalore Street SW15 1QF	SW15 1QF	SW15 1	24/01/2022	£1,250,000	£1,234,979	FALSE	Terraced	122	£10,246	£10,123	Freehold
5, Fanthorpe Street SW15 1DZ	SW15 1DZ	SW15 1	26/08/2022	£1,815,000	£1,688,816	FALSE	Terraced	165	£11,000	£10,235	Freehold
25, Ashlone Road SW15 1LS	SW15 1LS	SW15 1	15/06/2023	£1,275,000	£1,259,678	FALSE	Terraced	123	£10,366	£10,241	Freehold
60, Ashlone Road SW15 1LR	SW15 1LR	SW15 1	27/01/2023	£1,320,000	£1,266,100	FALSE	Terraced	123	£10,732	£10,294	Freehold
64, Festing Road SW15 1LP	SW15 1LP	SW15 1	27/10/2022	£1,930,000	£1,788,591	FALSE	Terraced	173	£11,156	£10,339	Freehold
31, Gladwyn Road SW15 1JY	SW15 1JY	SW15 1	14/12/2023	£1,375,000	£1,317,756	FALSE	Terraced	127	£10,827	£10,376	Freehold
59, Erpingham Road SW15 1BH	SW15 1BH	SW15 1	29/04/2022	£2,300,000	£2,186,885	FALSE	Semi_Detached	210	£10,952	£10,414	Freehold
35, Bendemeer Road SW15 1JX	SW15 1JX	SW15 1	12/12/2023	£457,000	£437,974	FALSE	Flat	42	£10,881	£10,428	Freehold
30, Gladwyn Road SW15 1JY	SW15 1JY	SW15 1	22/06/2022	£1,410,500	£1,360,843	FALSE	Terraced	130	£10,850	£10,468	Freehold
2, Bemish Road SW15 1DG	SW15 1DG	SW15 1	28/03/2024	£970,000	£970,000	FALSE	Terraced	92	£10,543	£10,543	Freehold
27, Bendemeer Road SW15 1JX	SW15 1JX	SW15 1	16/01/2023	£1,499,000	£1,437,791	FALSE	Terraced	136	£11,022	£10,572	Freehold
9, Westhorpe Road SW15 1QH	SW15 1QH	SW15 1	29/07/2022	£1,730,000	£1,651,103	FALSE	Terraced	156	£11,090	£10,584	Freehold
24, Bendemeer Road SW15 1JU	SW15 1JU	SW15 1	10/11/2023	£1,525,000	£1,432,878	FALSE	Terraced	135	£11,296	£10,614	Freehold
128b, Lower Richmond Road SW15 1LN	SW15 1LN	SW15 1	24/03/2022	£752,500	£725,186	FALSE	Flat	68	£11,066	£10,665	Leasehold
20, Commondale SW15 1HS	SW15 1HS	SW15 1	25/08/2022	£790,000	£735,077	FALSE	Terraced	68	£11,618	£10,810	Freehold
6, Westhorpe Road SW15 1QH	SW15 1QH	SW15 1	19/05/2023	£1,301,088	£1,297,706	FALSE	Terraced	120	£10,842	£10,814	Freehold
39, Ashlone Road SW15 1LS	SW15 1LS	SW15 1	14/02/2024	£1,250,000	£1,226,556	FALSE	Terraced	113	£11,062	£10,854	Freehold
5, Borneo Street SW15 1QQ	SW15 1QQ	SW15 1	28/07/2023	£817,500	£815,197	FALSE	Flat	75	£10,900	£10,869	Leasehold
41, Lifford Street SW15 1NY	SW15 1NY	SW15 1	20/05/2022	£900,000	£871,970	FALSE	Terraced	80	£11,250	£10,900	Freehold
39, Festing Road SW15 1LW	SW15 1LW	SW15 1	19/01/2024	£1,740,000	£1,684,390	FALSE	Terraced	154	£11,299	£10,938	Freehold
12, Egliston Mews SW15 1AP	SW15 1AP	SW15 1	21/08/2023	£1,950,000	£1,895,650	FALSE	Terraced	173.1	£11,265	£10,951	Freehold
First Floor Flat, 69, Chelverton Road SW15 1RW	SW15 1RW	SW15 1	14/04/2023	£595,000	£591,657	FALSE	Flat	54	£11,019	£10,957	Leasehold
31, Wymond Street SW15 1DY	SW15 1DY	SW15 1	20/03/2023	£1,270,000	£1,239,839	FALSE	Terraced	112	£11,339	£11,070	Freehold
Ground Floor Flat, 146, Felsham Road SW15 1DP	SW15 1DP	SW15 1	30/05/2022	£725,000	£698,051	FALSE	Flat	63	£11,508	£11,080	Leasehold
219, Felsham Road SW15 1BD	SW15 1BD	SW15 1	26/09/2022	£814,000	£766,372	FALSE	Flat	68	£11,971	£11,270	Leasehold
16, Commondale SW15 1HS	SW15 1HS	SW15 1	29/04/2022	£840,000	£812,471	FALSE	Terraced	72	£11,667	£11,284	Freehold
42, Ashlone Road SW15 1LR	SW15 1LR	SW15 1	27/09/2023	£1,393,000	£1,323,983	FALSE	Terraced	116	£12,009	£11,414	Freehold
169c, Lower Richmond Road SW15 1HH	SW15 1HH	SW15 1	24/11/2022	£405,000	£388,537	FALSE	Flat	34	£11,912	£11,428	Leasehold
Ground Floor Flat, 28, Bendemeer Road SW15 1JU	SW15 1JU	SW15 1	21/01/2022	£540,000	£527,096	FALSE	Flat	46	£11,739	£11,459	Leasehold
5, Glendarvon Street SW15 1JS	SW15 1JS	SW15 1	18/11/2022	£1,150,000	£1,082,298	FALSE	Terraced	94	£12,234	£11,514	Freehold
36a, Lower Richmond Road SW15 1JP	SW15 1JP	SW15 1	11/04/2023	£500,000	£495,459	FALSE	Flat	43	£11,628	£11,522	Freehold
47, Ashlone Road SW15 1LS	SW15 1LS	SW15 1	26/01/2022	£1,385,000	£1,368,356	FALSE	Terraced	118	£11,737	£11,596	Freehold
40, Lacy Road SW15 1NL	SW15 1NL	SW15 1	26/09/2023	£1,465,000	£1,392,415	FALSE	Terraced	120	£12,208	£11,603	Freehold
44, Festing Road SW15 1LP	SW15 1LP	SW15 1	27/06/2022	£1,650,000	£1,591,911	FALSE	Terraced	137	£12,044	£11,620	Freehold
Top Flat, 16, Stanbridge Road SW15 1DX	SW15 1DX	SW15 1	25/01/2023	£670,000	£652,191	FALSE	Flat	56	£11,964	£11,646	Leasehold
24, Dryburgh Road SW15 1BL	SW15 1BL	SW15 1	19/08/2022	£3,000,000	£2,759,715	FALSE	Semi_Detached	234	£12,821	£11,794	Freehold
Flat 2, St Marys Hall, 106, Felsham Road SW15 1DQ	SW15 1DQ	SW15 1	28/04/2022	£650,000	£623,155	FALSE	Flat	52	£12,500	£11,984	Leasehold
Flat 1, Common View, Putney Common SW15 1HN	SW15 1HN	SW15 1	24/02/2022	£300,000	£291,491	FALSE	Flat	24	£12,500	£12,145	Leasehold
31, Commondale SW15 1HS	SW15 1HS	SW15 1	09/06/2023	£785,000	£775,567	FALSE	Terraced	63	£12,460	£12,311	Freehold
215, Felsham Road SW15 1BD	SW15 1BD	SW15 1	25/03/2022	£1,155,000	£1,129,486	FALSE	Flat	91	£12,692	£12,412	Leasehold
21, Spencer Walk SW15 1PL	SW15 1PL	SW15 1	23/10/2023	£775,000	£734,782	FALSE	Terraced	59	£13,136	£12,454	Freehold
71, Clarendon Drive SW15 1AN	SW15 1AN	SW15 1	15/06/2023	£2,245,000	£2,173,790	FALSE	Semi_Detached	174	£12,902	£12,493	Freehold
18, Dryburgh Road SW15 1BL	SW15 1BL	SW15 1	28/01/2022	£4,176,000	£4,046,917	FALSE	Semi_Detached	308.92	£13,518	£13,100	Freehold
8, Borneo Street SW15 1QQ	SW15 1QQ	SW15 1	27/10/2022	£1,975,000	£1,830,294	FALSE	Terraced	122	£16,189	£15,002	Freehold
26, Lower Common South SW15 1BP	SW15 1BP	SW15 1	23/11/2022	£2,875,000	£2,672,276	FALSE	Semi_Detached	174	£16,523	£15,358	Freehold
		SW15 1 Average							£9,788	£9,428	NW of Putney Str
Flat 17, Manfred Court, Manfred Road SW15 2RT	SW15 2RT	SW15 2	17/01/2024	£370,000	£363,497	FALSE	Flat	67	£5,522	£5,425	Leasehold
Flat 24, Keswick Heights, 28, Keswick Road SW15 2JR	SW15 2JR	SW15 2	27/10/2023	£410,000	£398,371	FALSE	Flat	73	£5,616	£5,457	Leasehold
Flat 16, Keswick Heights, 28, Keswick Road SW15 2JR	SW15 2JR	SW15 2	16/06/2023	£425,000	£422,217	FALSE	Flat	75	£5,667	£5,630	Leasehold
Flat 42, Burton Lodge, 15, Portinscale Road SW15 2HT	SW15 2HT	SW15 2	29/11/2023	£335,000	£321,092	FALSE	Flat	54	£6,204	£5,946	Leasehold
4, Laker Place SW15 2HS	SW15 2HS	SW15 2	23/08/2022	£665,000	£618,767	FALSE	Terraced	100	£6,650	£6,188	Freehold
Flat 30, Court Royal, Carlton Drive SW15 2BJ	SW15 2BJ	SW15 2	04/01/2024	£461,500	£453,389	FALSE	Flat	73	£6,322	£6,211	Leasehold
2, Chepstow Close SW15 2HG	SW15 2HG	SW15 2	23/03/2022	£865,000	£845,892	FALSE	Terraced	135	£6,407	£6,266	Freehold
Flat 4, Albany, 20, St Johns Avenue SW15 2AA	SW15 2AA	SW15 2	19/07/2023	£620,000	£618,254	FALSE	Flat	97	£6,392	£6,374	Leasehold
Garden Flat 6, Burton Lodge, 15, Portinscale Road SW15 2HT	SW15 2HT	SW15 2	08/12/2023	£475,000	£461,951	FALSE	Flat	72	£6,597	£6,416	Leasehold
42, Askill Drive SW15 2HX	SW15 2HX	SW15 2	18/02/2022	£430,000	£417,804	FALSE	Flat	65	£6,615	£6,428	Leasehold
Flat 16, Mayfield Mansions, 94, West Hill SW15 2YB	SW15 2YB	SW15 2	27/05/2022	£550,000	£529,556	FALSE	Flat	82	£6,707	£6,458	Leasehold
Flat 3, Burstock Lodge, Burstock Road SW15 2PW	SW15 2PW	SW15 2	22/04/2022	£495,000	£472,318	FALSE	Flat	73	£6,781	£6,470	Leasehold
Flat 16, Coniston Court, 5, Carlton Drive SW15 2BZ	SW15 2BZ	SW15 2	29/03/2023	£700,000	£687,697	FALSE	Flat	104	£6,731	£6,612	Leasehold
1, Blade Mews SW15 2NF	SW15 2NF	SW15 2	29/07/2022	£1,400,000	£1,336,153	FALSE	Terraced	201	£6,965	£6,648	Freehold
Flat 5, Aspire Building, 10, Upper Richmond Road SW15 2TS	SW15 2TS	SW15 2	19/08/2022	£475,000	£446,021	FALSE	Flat	66	£7,197	£6,758	Leasehold
6, Tintern Close SW15 2HF	SW15 2HF	SW15 2	24/11/2023	£960,000	£902,008	FALSE	Terraced	131	£7,328	£6,886	Freehold
Flat 32, Mayfield Mansions, 94, West Hill SW15 2YB	SW15 2YB	SW15 2	29/04/2022	£680,000	£648,841	FALSE	Flat	94	£7,234	£6,903	Leasehold
Flat 1, Lansdowne, Carlton Drive SW15 2BY	SW15 2BY	SW15 2	27/10/2023	£705,000	£685,005	FALSE	Flat	99	£7,121	£6,919	Leasehold
Flat 11, Brighton Court, 73, West Hill SW15 2UL	SW15 2UL	SW15 2	26/08/2022	£525,000	£492,971	FALSE	Flat	71	£7,394	£6,943	Leasehold
Flat 5, Albany, 20, St Johns Avenue SW15 2AA	SW15 2AA	SW15 2	29/07/2022	£690,000	£660,162	FALSE	Flat	95	£7,263	£6,949	Leasehold
28, Atney Road SW15 2PS	SW15 2PS	SW15 2	25/08/2023	£490,000	£467,819	FALSE	Flat	67	£7,313	£6,982	Leasehold
Garden Flat 3, Burton Lodge, 15, Portinscale Road SW15 2HT	SW15 2HT	SW15 2	12/01/2024	£530,000	£520,685	FALSE	Flat	74	£7,162	£7,036	Leasehold
Flat 2, Carlton Place, 37, Carlton Drive SW15 2BH	SW15 2BH	SW15 2	16/12/2022	£445,000	£431,589	FALSE	Flat	61	£7,295	£7,075	Leasehold
Flat 2, Sispara Mansions, 75, West Hill SW15 2UL	SW15 2UL	SW15 2	17/04/2023	£592,800	£589,470	FALSE	Flat	83	£7,142	£7,102	Leasehold
178a, Fawe Park Road SW15 2EQ	SW15 2EQ	SW15 2	22/11/2022	£544,000	£521,886	FALSE	Flat	73	£7,452	£7,149	Leasehold
Flat 19, Downside, 8 - 10, St Johns Avenue SW15 2AE	SW15 2AE	SW15 2	20/11/2023	£782,500	£750,014	FALSE	Flat	104	£7,524	£7,212	Leasehold
Flat 3, Marlin House, 22, St Johns Avenue SW15 2AA	SW15 2AA	SW15 2	16/09/2022	£637,500	£600,199	FALSE	Flat	82.83	£7,696	£7,246	Leasehold
Flat 6, Ashcombe Court, 31, Carlton Drive SW15 2BW	SW15 2BW	SW15 2	29/11/2023	£552,500	£529,562	FALSE	Flat	73	£7,568	£7,254	Leasehold
Flat 10, Westmore Court, 17 - 20, Carlton Drive SW15 2BU	SW15 2BU	SW15 2	20/12/2023	£500,000	£486,264	FALSE	Flat	67	£7,463	£7,258	Leasehold
63c, West Hill SW15 2UL	SW15 2UL	SW15 2	22/11/2022	£1,550,000	£1,440,705	FALSE	Semi_Detached	197	£7,868	£7,313	Freehold
11, Disraeli Gardens SW15 2QB	SW15 2QB	SW15 2	23/01/2024	£750,000	£736,818	FALSE	Flat	99	£7,576	£7,443	Leasehold
Flat 5, Copse Court, Evenwood Close SW15 2DE	SW15 2DE	SW15 2	19/07/2023	£345,000	£344,028	FALSE	Flat	46	£7,500	£7,479	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 3, Messenger Court, 23, Upper Richmond Road SW15 2RF	SW15 2RF	SW15 2	12/10/2023	£525,000	£510,110	FALSE	Flat	68	£7,721	£7,502	Leasehold
7, Schubert Road SW15 2QT	SW15 2QT	SW15 2	24/01/2023	£620,000	£594,683	FALSE	Flat	79	£7,848	£7,528	Leasehold
20a, Rayners Road SW15 2AZ	SW15 2AZ	SW15 2	19/10/2023	£847,500	£791,546	FALSE	Semi_Detached	105	£8,071	£7,539	Freehold
Flat 29, Grosvenor Court, Rayners Road SW15 2AX	SW15 2AX	SW15 2	15/09/2023	£605,000	£591,630	FALSE	Flat	78	£7,756	£7,585	Leasehold
14, Chepstow Close SW15 2HG	SW15 2HG	SW15 2	26/09/2022	£967,500	£893,734	FALSE	Terraced	117	£8,269	£7,639	Freehold
20, Cavalry Gardens SW15 2QQ	SW15 2QQ	SW15 2	25/08/2023	£970,000	£942,965	FALSE	Terraced	123	£7,886	£7,666	Freehold
Flat 11, Cavendish Close, 1, St Johns Avenue SW15 2AL	SW15 2AL	SW15 2	27/03/2023	£680,000	£668,048	FALSE	Flat	86	£7,907	£7,768	Leasehold
Flat 90, Putney Wharf, 25, Brewhouse Lane SW15 2JX	SW15 2JX	SW15 2	18/01/2023	£950,000	£924,748	FALSE	Flat	119	£7,983	£7,771	Leasehold
Flat 4, Burstock Lodge, Burstock Road SW15 2PW	SW15 2PW	SW15 2	22/04/2022	£530,000	£505,714	FALSE	Flat	65	£8,154	£7,780	Leasehold
13, Chepstow Close SW15 2HG	SW15 2HG	SW15 2	28/09/2022	£970,000	£896,043	FALSE	Terraced	115	£8,435	£7,792	Freehold
Flat 3, 72, Schubert Road SW15 2QS	SW15 2QS	SW15 2	26/06/2023	£534,500	£531,000	FALSE	Flat	68	£7,860	£7,809	Leasehold
Flat 20, Avon Court, Keswick Road SW15 2JU	SW15 2JU	SW15 2	18/11/2022	£285,000	£273,415	FALSE	Flat	35	£8,143	£7,812	Leasehold
Flat 2, Buckland Court, St Johns Avenue SW15 2BA	SW15 2BA	SW15 2	08/03/2024	£580,000	£580,000	FALSE	Flat	74	£7,838	£7,838	Leasehold
Flat 14, Dorland Court, 106, West Hill SW15 2UG	SW15 2UG	SW15 2	22/09/2023	£475,000	£464,503	FALSE	Flat	59	£8,051	£7,873	Leasehold
Top Floor Flat, 139, Disraeli Road, Putney SW15 2DZ	SW15 2DZ	SW15 2	28/03/2024	£695,000	£695,000	FALSE	Flat	88	£7,898	£7,898	Leasehold
Top Floor Flat, 223, Putney Bridge Road SW15 2PX	SW15 2PX	SW15 2	17/03/2023	£660,000	£648,400	FALSE	Flat	82	£8,049	£7,907	Leasehold
Flat 20, Castle Court, 1, Brewhouse Lane SW15 2JJ	SW15 2JJ	SW15 2	24/06/2022	£520,000	£499,313	FALSE	Flat	63	£8,254	£7,926	Leasehold
1a, Oxford Road SW15 2LG	SW15 2LG	SW15 2	17/11/2023	£980,000	£920,800	FALSE	Terraced	116	£8,448	£7,938	Freehold
Flat 10, Copse Court, Evenwood Close SW15 2DE	SW15 2DE	SW15 2	16/12/2022	£460,000	£446,137	FALSE	Flat	56	£8,214	£7,967	Leasehold
Top Floor Flat, 93, Fawe Park Road SW15 2EG	SW15 2EG	SW15 2	28/07/2022	£725,000	£693,649	FALSE	Flat	87	£8,333	£7,973	Leasehold
89, Mexfield Road SW15 2RG	SW15 2RG	SW15 2	27/05/2022	£1,425,000	£1,380,619	FALSE	Terraced	172	£8,285	£8,027	Freehold
Flat 26, Mayfield Mansions, 94, West Hill SW15 2YB	SW15 2YB	SW15 2	08/01/2024	£450,000	£442,091	FALSE	Flat	55	£8,182	£8,038	Leasehold
Flat 7, 16, Oakhill Road SW15 2QU	SW15 2QU	SW15 2	21/01/2022	£585,000	£571,020	FALSE	Flat	71	£8,239	£8,043	Leasehold
24, Brandlehow Road SW15 2ED	SW15 2ED	SW15 2	26/05/2023	£462,500	£461,631	FALSE	Flat	57	£8,114	£8,099	Leasehold
Flat 6, Putney Lodge, 5, St Johns Avenue SW15 2AJ	SW15 2AJ	SW15 2	21/01/2022	£623,000	£608,112	FALSE	Flat	75	£8,307	£8,108	Leasehold
Flat 8, 41, Carlton Drive SW15 2DG	SW15 2DG	SW15 2	21/07/2023	£855,000	£852,592	FALSE	Flat	105	£8,143	£8,120	Leasehold
3, Wadham Road SW15 2LS	SW15 2LS	SW15 2	28/07/2023	£1,000,000	£982,921	FALSE	Terraced	121	£8,264	£8,123	Freehold
Flat 3, 1, Archway Mews SW15 2PE	SW15 2PE	SW15 2	19/08/2022	£575,000	£539,920	FALSE	Flat	66	£8,712	£8,181	Leasehold
10, Florian Road SW15 2NL	SW15 2NL	SW15 2	30/05/2023	£1,255,000	£1,251,737	FALSE	Terraced	152	£8,257	£8,235	Freehold
Apartment 401, Millennium House, 10, Plaza Gardens SW15 2DN	SW15 2DN	SW15 2	24/11/2023	£800,000	£766,787	FALSE	Flat	93	£8,602	£8,245	Leasehold
Flat 2, 24, Disraeli Road, Putney SW15 2DS	SW15 2DS	SW15 2	27/03/2023	£437,500	£429,810	FALSE	Flat	52	£8,413	£8,266	Leasehold
Flat 7, Tragail, Mercier Road SW15 2AS	SW15 2AS	SW15 2	20/12/2023	£527,000	£512,522	FALSE	Flat	62	£8,500	£8,266	Leasehold
Ground Floor Flat, 223, Putney Bridge Road SW15 2PX	SW15 2PX	SW15 2	21/12/2022	£700,000	£678,904	FALSE	Flat	82	£8,537	£8,279	Leasehold
31, Wadham Road SW15 2LS	SW15 2LS	SW15 2	21/07/2023	£1,020,000	£1,002,579	FALSE	Terraced	121	£8,430	£8,286	Freehold
199, Putney Bridge Road SW15 2NY	SW15 2NY	SW15 2	14/12/2023	£850,000	£814,613	FALSE	Terraced	98	£8,673	£8,312	Freehold
47, Buttermere Drive SW15 2HW	SW15 2HW	SW15 2	27/04/2023	£950,000	£916,805	FALSE	Semi_Detached	110	£8,636	£8,335	Freehold
Flat 4, 66, Upper Richmond Road SW15 2RP	SW15 2RP	SW15 2	18/12/2023	£618,000	£601,022	FALSE	Flat	72	£8,583	£8,348	Leasehold
182a, Fawe Park Road SW15 2EQ	SW15 2EQ	SW15 2	24/02/2022	£980,000	£952,205	FALSE	Flat	114	£8,596	£8,353	Leasehold
Second Floor Flat And Loft Space, 12, Schubert Road SW15 2QS	SW15 2QS	SW15 2	17/08/2023	£800,000	£796,998	FALSE	Flat	95	£8,421	£8,389	Leasehold
43, Wadham Road SW15 2LS	SW15 2LS	SW15 2	20/10/2022	£862,000	£798,842	FALSE	Terraced	95	£9,074	£8,409	Freehold
2, Carlton Villas SW15 2AQ	SW15 2AQ	SW15 2	17/03/2023	£1,400,000	£1,366,751	FALSE	Terraced	162	£8,642	£8,437	Freehold
33, Keswick Road SW15 2JA	SW15 2JA	SW15 2	18/09/2023	£2,560,000	£2,283,962	FALSE	Detached	270	£9,481	£8,459	Freehold
Flat 2, 72, Schubert Road SW15 2QS	SW15 2QS	SW15 2	27/07/2023	£535,000	£533,493	FALSE	Flat	63	£8,492	£8,468	Leasehold
Flat 16, 16, Carlton Drive SW15 2BD	SW15 2BD	SW15 2	25/07/2023	£590,000	£588,338	FALSE	Flat	69	£8,551	£8,527	Leasehold
Flat 18, Ireton House, 3, Stamford Square SW15 2BG	SW15 2BG	SW15 2	23/06/2022	£640,000	£614,539	FALSE	Flat	72	£8,889	£8,535	Leasehold
The First Floor Flat, 132, Disraeli Road, Putney SW15 2DX	SW15 2DX	SW15 2	16/10/2023	£625,000	£607,274	FALSE	Flat	71	£8,803	£8,553	Leasehold
27, Brandlehow Road SW15 2ED	SW15 2ED	SW15 2	25/03/2022	£650,000	£626,407	FALSE	Flat	73	£8,904	£8,581	Leasehold
Flat 1, Claremont, 14 - 16, St Johns Avenue SW15 2AB	SW15 2AB	SW15 2	27/05/2022	£645,000	£621,024	FALSE	Flat	72	£8,958	£8,625	Leasehold
25, Fawe Park Road SW15 2EB	SW15 2EB	SW15 2	19/08/2022	£1,600,000	£1,488,763	FALSE	Terraced	172	£9,302	£8,656	Freehold
Apartment 305, Capital House, 4, Plaza Gardens SW15 2DJ	SW15 2DJ	SW15 2	27/01/2023	£552,000	£537,327	FALSE	Flat	62	£8,903	£8,667	Leasehold
Flat 20, Lansdowne, Carlton Drive SW15 2BY	SW15 2BY	SW15 2	25/11/2022	£515,000	£494,065	FALSE	Flat	57	£9,035	£8,668	Leasehold
Flat 6, 6, Oakhill Road SW15 2QU	SW15 2QU	SW15 2	21/01/2022	£595,000	£580,781	FALSE	Flat	67	£8,881	£8,668	Leasehold
Flat 1, 10, Oakhill Road SW15 2QU	SW15 2QU	SW15 2	19/12/2022	£635,000	£615,863	FALSE	Flat	71	£8,944	£8,674	Leasehold
7b, Burstock Road SW15 2PW	SW15 2PW	SW15 2	20/05/2022	£750,000	£722,121	FALSE	Flat	83	£9,036	£8,700	Leasehold
121, Putney Bridge Road SW15 2PA	SW15 2PA	SW15 2	06/04/2023	£1,175,000	£1,161,877	FALSE	Terraced	133	£8,835	£8,736	Freehold
23, Holm Oak Close SW15 2UN	SW15 2UN	SW15 2	21/01/2022	£570,000	£556,379	FALSE	Flat	63	£9,048	£8,831	Leasehold
Ground Floor Flat, 57, Oakhill Road SW15 2QJ	SW15 2QJ	SW15 2	23/02/2024	£795,000	£787,584	FALSE	Flat	89	£8,933	£8,849	Leasehold
Flat 11, Halcyon Place, Keswick Road SW15 2DL	SW15 2DL	SW15 2	20/07/2023	£400,000	£398,873	FALSE	Flat	45	£8,889	£8,864	Leasehold
Flat 30, 5, Oakhill Road SW15 2FJ	SW15 2FJ	SW15 2	25/01/2024	£705,000	£692,609	FALSE	Flat	78	£9,038	£8,880	Leasehold
Flat B, 10, Winthorpe Road SW15 2LW	SW15 2LW	SW15 2	20/12/2022	£385,000	£373,397	FALSE	Flat	42	£9,167	£8,890	Leasehold
Flat 1a, 8, Schubert Road SW15 2QS	SW15 2QS	SW15 2	16/12/2022	£570,000	£552,822	FALSE	Flat	62	£9,194	£8,916	Leasehold
141, Oakhill Road SW15 2QL	SW15 2QL	SW15 2	28/01/2022	£580,000	£573,030	FALSE	Flat	64	£9,063	£8,954	Leasehold
21, Burstock Road SW15 2PW	SW15 2PW	SW15 2	12/12/2023	£2,900,000	£2,648,651	FALSE	Detached	295	£9,831	£8,978	Freehold
Flat 2, 241, Putney Bridge Road SW15 2PU	SW15 2PU	SW15 2	29/09/2023	£625,000	£611,188	FALSE	Flat	68	£9,191	£8,988	Leasehold
18, Galveston Road SW15 2SA	SW15 2SA	SW15 2	23/02/2022	£1,465,000	£1,442,442	FALSE	Terraced	160	£9,156	£9,015	Freehold
30, Burstock Road SW15 2PW	SW15 2PW	SW15 2	29/09/2023	£2,450,000	£2,328,613	FALSE	Terraced	258	£9,496	£9,026	Freehold
24, Wadham Road SW15 2LR	SW15 2LR	SW15 2	28/07/2022	£1,300,000	£1,240,713	FALSE	Terraced	137	£9,489	£9,056	Freehold
7, Downe House, 88, West Hill SW15 2UJ	SW15 2UJ	SW15 2	16/12/2022	£590,000	£572,219	FALSE	Flat	63	£9,365	£9,083	Freehold
Flat 3, 132a, West Hill SW15 2UE	SW15 2UE	SW15 2	18/09/2023	£475,000	£464,503	FALSE	Flat	51	£9,314	£9,108	Leasehold
4, Kendal Place SW15 2QZ	SW15 2QZ	SW15 2	13/10/2023	£509,000	£494,564	FALSE	Flat	54	£9,426	£9,159	Leasehold
23, Werter Road SW15 2LL	SW15 2LL	SW15 2	21/04/2022	£2,100,000	£1,996,721	FALSE	Semi_Detached	218	£9,633	£9,159	Freehold
Flat 3, 8, Werter Road SW15 2LJ	SW15 2LJ	SW15 2	26/01/2022	£547,000	£533,928	FALSE	Flat	58	£9,431	£9,206	Leasehold
Flat 16, Ireton House, 3, Stamford Square SW15 2BG	SW15 2BG	SW15 2	26/05/2022	£585,000	£563,255	FALSE	Flat	61	£9,590	£9,234	Leasehold
43a, Disraeli Road, Putney SW15 2DR	SW15 2DR	SW15 2	23/11/2022	£491,000	£471,041	FALSE	Flat	51	£9,627	£9,236	Leasehold
48, Atney Road SW15 2PS	SW15 2PS	SW15 2	25/08/2022	£890,000	£828,124	FALSE	Terraced	89	£10,000	£9,305	Freehold
Flat 26, 5, Oakhill Road SW15 2FJ	SW15 2FJ	SW15 2	20/03/2023	£712,000	£699,486	FALSE	Flat	75	£9,493	£9,326	Leasehold
57, Montserrat Road SW15 2LE	SW15 2LE	SW15 2	18/01/2024	£1,110,000	£1,074,525	FALSE	Terraced	115	£9,652	£9,344	Freehold
Flat 4, Alroy Court, 118a, Disraeli Road SW15 2DX	SW15 2DX	SW15 2	26/07/2023	£750,000	£747,887	TRUE	Flat	80	£9,375	£9,349	Leasehold
First Floor Flat, 92, Disraeli Road SW15 2DX	SW15 2DX	SW15 2	27/10/2023	£415,000	£403,230	FALSE	Flat	43	£9,651	£9,377	Leasehold
Apartment 405, Grand Tower, 1, Plaza Gardens SW15 2DF	SW15 2DF	SW15 2	19/06/2023	£425,000	£422,217	FALSE	Flat	45	£9,444	£9,383	Leasehold
Apartment 104, 121, Upper Richmond Road SW15 2DW	SW15 2DW	SW15 2	17/01/2023	£675,000	£657,058	FALSE	Flat	70	£9,643	£9,387	Leasehold
21, Wadham Road SW15 2LS	SW15 2LS	SW15 2	28/01/2022	£1,580,000	£1,531,161	FALSE	Semi_Detached	163	£9,693	£9,394	Freehold
Apartment 701, Bowery Building, 83, Upper Richmond Road SW15 2FU	SW15 2FU	SW15 2	09/11/2023	£734,000	£703,527	FALSE	Flat	74	£9,919	£9,507	Leasehold
Flat 2, Normanby House, 229, Putney Bridge Road SW15 2PU	SW15 2PU	SW15 2	18/05/2023	£648,000	£646,782	FALSE	Flat	68	£9,529	£9,512	Leasehold
7, Portinscale Road SW15 2HR	SW15 2HR	SW15 2	28/04/2023	£2,256,000	£2,050,408	FALSE	Detached	215	£10,493	£9,537	Freehold
Flat 1, Normanby House, 229, Putney Bridge Road SW15 2PU	SW15 2PU	SW15 2	17/03/2023	£525,000	£515,772	FALSE	Flat	54	£9,722	£9,551	Leasehold
20, Rayners Road SW15 2AZ	SW15 2AZ	SW15 2	27/05/2022	£780,000	£755,707	FALSE	Terraced	78	£10,000	£9,689	Freehold
Flat F, Mercier Court, Mercier Road SW15 2AP	SW15 2AP	SW15 2	28/07/2022	£557,000	£532,914	FALSE	Flat	55	£10,127	£9,689	Leasehold
66, Oakhill Road SW15 2QP	SW15 2QP	SW15 2	05/01/2024	£1,302,500	£1,260,873	FALSE	Terraced	129	£10,097	£9,774	Freehold
239, Putney Bridge Road SW15 2PU	SW15 2PU	SW15 2	21/04/2023	£900,000	£889,948	FALSE	Terraced	91	£9,890	£9,780	Freehold
Flat 5, Alroy Court, 118a, Disraeli Road SW15 2DX	SW15 2DX	SW15 2	15/03/2023	£600,000	£589,454	TRUE	Flat	60	£10,000	£9,824	Leasehold
Flat 7, 5, Oakhill Road SW15 2FJ	SW15 2FJ	SW15 2	29/03/2022	£790,000	£761,325	FALSE	Flat	77	£10,260	£9,887	Leasehold
57, Schubert Road SW15 2QT	SW15 2QT	SW15 2	26/08/2022	£1,950,000	£1,814,430	FALSE	Terraced	182	£10,714	£9,969	Freehold
The Basement Flat, 36, Schubert Road SW15 2QS	SW15 2QS	SW15 2	28/09/2022	£670,000	£630,798	FALSE	Flat	63	£10,635	£10,013	Leasehold
Flat 2, 8, Werter Road SW15 2LJ	SW15 2LJ	SW15 2	22/12/2022	£850,000	£824,384	FALSE	Flat	82	£10,366	£10,053	Leasehold
Flat 10, 18, Rayners Road SW15 2AZ	SW15 2AZ	SW15 2	28/06/2022	£850,000	£816,184	FALSE	Flat	81	£10,494	£10,076	Leasehold
43, Disraeli Road, Putney SW15 2DR	SW15 2DR	SW15 2	29/09/2022	£550,000	£517,819	FALSE	Flat	51	£10,784	£10,153	Leasehold
26, Brandlehow Road SW15 2ED	SW15 2ED	SW15 2	25/08/2022	£515,000	£483,581	FALSE	Flat	47	£10,957	£10,289	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
35, Disraeli Road, Putney SW15 2DR	SW15 2DR	SW15 2	17/03/2023	£817,500	£803,131	FALSE	Flat	78	£10,481	£10,297	Leasehold
Flat 1, 44, Oakhill Road SW15 2QR	SW15 2QR	SW15 2	27/06/2022	£680,000	£652,948	FALSE	Flat	63	£10,794	£10,364	Leasehold
4a, Fawe Park Road SW15 2EA	SW15 2EA	SW15 2	28/07/2022	£490,000	£468,811	FALSE	Flat	45	£10,889	£10,418	Leasehold
89, Deodar Road SW15 2NU	SW15 2NU	SW15 2	20/02/2023	£4,000,000	£3,839,867	FALSE	Terraced	368	£10,870	£10,434	Freehold
Flat 8, Normanby House, 229, Putney Bridge Road SW15 2PU	SW15 2PU	SW15 2	25/08/2023	£640,000	£637,598	FALSE	Flat	61	£10,492	£10,452	Leasehold
3, Deodar Road SW15 2NP	SW15 2NP	SW15 2	16/12/2022	£1,895,000	£1,805,584	FALSE	Terraced	172	£11,017	£10,498	Freehold
21, Schubert Road SW15 2QT	SW15 2QT	SW15 2	27/05/2022	£1,990,000	£1,890,581	FALSE	Semi_Detached	178	£11,180	£10,621	Freehold
70, Deodar Road SW15 2NJ	SW15 2NJ	SW15 2	24/07/2023	£2,000,000	£1,965,841	FALSE	Terraced	183	£10,929	£10,742	Freehold
Apartment 701, Capital House, 4, Plaza Gardens SW15 2DJ	SW15 2DJ	SW15 2	27/05/2022	£750,000	£722,121	FALSE	Flat	66	£11,364	£10,941	Leasehold
133, Oakhill Road SW15 2QL	SW15 2QL	SW15 2	26/01/2024	£805,000	£790,851	FALSE	Flat	71	£11,338	£11,139	Leasehold
46, Putney Wharf Tower, Brewhouse Lane SW15 2JQ	SW15 2JQ	SW15 2	15/11/2023	£1,350,000	£1,293,953	FALSE	Flat	114	£11,842	£11,350	Leasehold
Flat 5, Normanby House, 229, Putney Bridge Road SW15 2PU	SW15 2PU	SW15 2	24/01/2023	£525,000	£511,045	FALSE	Flat	45	£11,667	£11,357	Leasehold
149a, Putney Bridge Road SW15 2NZ	SW15 2NZ	SW15 2	28/10/2022	£830,000	£784,217	FALSE	Flat	69	£12,029	£11,365	Leasehold
Flat 127, Putney Wharf, 18, Brewhouse Lane SW15 2JX	SW15 2JX	SW15 2	30/05/2022	£950,000	£914,687	FALSE	Flat	80	£11,875	£11,434	Leasehold
Flat 1, Alroy Court, 118a, Disraeli Road SW15 2DX	SW15 2DX	SW15 2	30/01/2023	£435,000	£423,437	TRUE	Flat	37	£11,757	£11,444	Leasehold
The Upper Ground Floor Maisonette At, 14, Disraeli Road, Putney SW15 2D	SW15 2DS	SW15 2	22/09/2023	£510,000	£498,729	FALSE	Flat	43	£11,860	£11,598	Leasehold
Flat 10, Avon Court, Keswick Road SW15 2JU	SW15 2JU	SW15 2	28/09/2023	£250,000	£244,475	FALSE	Flat	21	£11,905	£11,642	Leasehold
37, Disraeli Road, Putney SW15 2DR	SW15 2DR	SW15 2	20/03/2023	£475,000	£466,651	FALSE	Flat	40	£11,875	£11,666	Leasehold
10, Woodlawn Close SW15 2RE	SW15 2RE	SW15 2	26/05/2023	£950,000	£947,530	FALSE	Terraced	81	£11,728	£11,698	Freehold
11d, Oakhill Road SW15 2QJ	SW15 2QJ	SW15 2	25/08/2022	£880,000	£826,313	FALSE	Flat	70.61	£12,463	£11,702	Leasehold
Flat 24, 41, Carlton Drive SW15 2DG	SW15 2DG	SW15 2	20/01/2022	£1,100,000	£1,073,713	FALSE	Flat	91	£12,088	£11,799	Leasehold
4, Wharf Terrace SW15 2JZ	SW15 2JZ	SW15 2	18/01/2023	£1,950,000	£1,870,375	FALSE	Terraced	156	£12,500	£11,990	Leasehold
Apartment 70, 121, Upper Richmond Road SW15 2DU	SW15 2DU	SW15 2	29/07/2022	£1,200,000	£1,148,108	FALSE	Flat	92	£13,043	£12,479	Leasehold
Flat 2, Alroy Court, 118a, Disraeli Road SW15 2DX	SW15 2DX	SW15 2	15/03/2023	£485,000	£476,475	TRUE	Flat	37	£13,108	£12,878	Leasehold
Flat 3, Alroy Court, 118a, Disraeli Road SW15 2DX	SW15 2DX	SW15 2	15/03/2023	£485,000	£476,475	TRUE	Flat	37	£13,108	£12,878	Leasehold
Flat 2, 82, Deodar Road SW15 2NJ	SW15 2NJ	SW15 2	20/01/2022	£612,500	£597,863	FALSE	Flat	44.94	£13,629	£13,304	Leasehold
76, Deodar Road SW15 2NJ	SW15 2NJ	SW15 2	28/04/2023	£1,550,000	£1,532,689	FALSE	Flat	110	£14,091	£13,934	Freehold
Flat 1, 15, Galveston Road SW15 2RZ	SW15 2RZ	SW15 2	17/08/2023	£585,000	£582,805	FALSE	Flat	38	£15,395	£15,337	Leasehold
10, Montserrat Road SW15 2LA	SW15 2LA	SW15 2	27/06/2022	£1,165,000	£1,123,986	FALSE	Flat	71	£16,408	£15,831	Freehold
13, Montserrat Road SW15 2LD	SW15 2LD	SW15 2	19/10/2023	£1,900,000	£1,801,400	FALSE	Flat	200	£9,500	£9,007	Freehold
		SW15 2 Average							£9,157	£8,860	North of East Put
3, Putney Heath Lane SW15 3JG	SW15 3JG	SW15 3	27/07/2022	£1,558,000	£1,486,947	FALSE	Terraced	220	£7,082	£6,759	Freehold
Flat 38, Exeter House, Putney Heath SW15 3SX	SW15 3SX	SW15 3	10/11/2023	£805,000	£771,579	FALSE	Flat	114	£7,061	£6,768	Leasehold
Flat 133, Highlands Heath, Portsmouth Road SW15 3TZ	SW15 3TZ	SW15 3	11/01/2024	£517,500	£508,404	FALSE	Flat	75	£6,900	£6,779	Leasehold
40, Friars Avenue SW15 3DU	SW15 3DU	SW15 3	27/10/2022	£330,000	£305,821	FALSE	Terraced	45	£7,333	£6,796	Freehold
256, Hayward Gardens SW15 3BT	SW15 3BT	SW15 3	24/03/2023	£320,000	£314,376	FALSE	Flat	46	£6,957	£6,834	Leasehold
18, Holmbush Road SW15 3LE	SW15 3LE	SW15 3	25/03/2022	£2,400,000	£2,297,030	FALSE	Semi_Detached	334	£7,186	£6,877	Freehold
229, Hayward Gardens SW15 3BU	SW15 3BU	SW15 3	08/04/2024	£380,000	£380,000	FALSE	Flat	55	£6,909	£6,909	Leasehold
Apartment 1, 121, West Hill SW15 3HY	SW15 3HY	SW15 3	10/02/2023	£500,000	£485,819	FALSE	Flat	70	£7,143	£6,940	Leasehold
Flat 15, Beverley Gate House, 97, West Hill SW15 3SP	SW15 3SP	SW15 3	18/02/2022	£400,000	£388,655	FALSE	Flat	56	£7,143	£6,940	Leasehold
Flat 20, Girton House, Manor Fields SW15 3LN	SW15 3LN	SW15 3	15/12/2023	£695,000	£675,907	FALSE	Flat	97	£7,165	£6,968	Leasehold
Flat 37, Heath Royal, 31, Kersfield Road, Putney SW15 3JW	SW15 3JW	SW15 3	26/04/2023	£458,000	£455,427	FALSE	Flat	65	£7,046	£7,007	Leasehold
Flat 1, 186, West Hill SW15 3SH	SW15 3SH	SW15 3	24/06/2022	£670,000	£643,345	FALSE	Flat	91	£7,363	£7,070	Leasehold
Flat 31, Highlands Heath, Portsmouth Road SW15 3TR	SW15 3TR	SW15 3	24/03/2023	£540,000	£530,509	FALSE	Flat	75	£7,200	£7,073	Leasehold
Flat 7, Stafford House, 9, Scott Avenue SW15 3PA	SW15 3PA	SW15 3	25/03/2022	£520,000	£501,125	FALSE	Flat	70	£7,429	£7,159	Leasehold
2, Kersfield Road, Putney SW15 3HW	SW15 3HW	SW15 3	29/06/2022	£945,000	£911,731	FALSE	Terraced	127	£7,441	£7,179	Freehold
68, Friars Avenue SW15 3DU	SW15 3DU	SW15 3	14/12/2023	£340,000	£325,845	FALSE	Terraced	45	£7,556	£7,241	Freehold
14, Vandyke Close SW15 3JQ	SW15 3JQ	SW15 3	25/07/2022	£475,000	£454,459	FALSE	Flat	62	£7,661	£7,330	Leasehold
Flat 38, Garden Royal, Kersfield Road, Putney SW15 3HE	SW15 3HE	SW15 3	19/01/2024	£523,900	£514,692	FALSE	Flat	70	£7,484	£7,353	Leasehold
36, Hayward Gardens SW15 3DA	SW15 3DA	SW15 3	22/07/2022	£370,000	£354,000	FALSE	Flat	48	£7,708	£7,375	Leasehold
Flat 1, Repton House, 20, Scott Avenue SW15 3PB	SW15 3PB	SW15 3	24/11/2023	£527,000	£505,121	FALSE	Flat	68	£7,750	£7,428	Leasehold
Flat 18, Heath Royal, 20, Putney Heath Lane SW15 3LD	SW15 3LD	SW15 3	29/07/2022	£500,000	£478,378	FALSE	Flat	63	£7,937	£7,593	Leasehold
Flat 16, Somerville House, Manor Fields SW15 3LX	SW15 3LX	SW15 3	19/10/2023	£785,000	£762,736	FALSE	Flat	100	£7,850	£7,627	Leasehold
Flat 51, Heath Royal, 31, Kersfield Road, Putney SW15 3JW	SW15 3JW	SW15 3	27/04/2023	£470,000	£467,360	FALSE	Flat	60	£7,833	£7,789	Leasehold
Flat 36, Kersfield House, 11, Kersfield Road, Putney SW15 3HJ	SW15 3HJ	SW15 3	18/09/2023	£240,000	£234,696	FALSE	Flat	30	£8,000	£7,823	Leasehold
18, Skylark Court, 33, Pipit Drive SW15 3AW	SW15 3AW	SW15 3	25/03/2022	£580,000	£558,947	FALSE	Flat	71	£8,169	£7,872	Leasehold
6, Pipit Drive SW15 3AP	SW15 3AP	SW15 3	23/03/2022	£1,115,000	£1,067,162	FALSE	Semi_Detached	132	£8,447	£8,085	Leasehold
Flat 1, Cadbury House, Dromore Road SW15 3ET	SW15 3ET	SW15 3	24/01/2022	£960,000	£937,059	FALSE	Flat	112	£8,571	£8,367	Leasehold
Flat 20, Selwyn House, Manor Fields SW15 3LR	SW15 3LR	SW15 3	30/05/2022	£675,000	£649,909	FALSE	Flat	77	£8,766	£8,440	Leasehold
18, Seaton Close SW15 3TJ	SW15 3TJ	SW15 3	26/07/2022	£1,450,000	£1,383,872	FALSE	Terraced	163	£8,896	£8,490	Freehold
Flat 4, Selwyn House, Manor Fields SW15 3LR	SW15 3LR	SW15 3	05/02/2024	£840,000	£832,164	FALSE	Flat	98	£8,571	£8,491	Leasehold
38, Wagtail Court, 34, Pipit Drive SW15 3BF	SW15 3BF	SW15 3	27/06/2023	£620,000	£615,940	FALSE	Flat	71	£8,732	£8,675	Leasehold
1, Pipit Drive SW15 3AP	SW15 3AP	SW15 3	13/11/2023	£620,000	£594,260	FALSE	Flat	67	£9,254	£8,870	Leasehold
39, Rusholme Road SW15 3LF	SW15 3LF	SW15 3	25/11/2022	£2,900,000	£2,695,513	FALSE	Semi_Detached	299	£9,699	£9,015	Freehold
3, Scott Avenue SW15 3PA	SW15 3PA	SW15 3	16/06/2023	£425,000	£419,893	FALSE	Flat	46	£9,239	£9,128	Freehold
12, Wagtail Court, 34, Pipit Drive SW15 3BF	SW15 3BF	SW15 3	29/07/2022	£572,500	£547,743	FALSE	Flat	60	£9,542	£9,129	Leasehold
Flat F, 142, West Hill SW15 3SR	SW15 3SR	SW15 3	25/08/2023	£425,000	£423,405	FALSE	Flat	46	£9,239	£9,204	Leasehold
19, Rusholme Road SW15 3JX	SW15 3JX	SW15 3	22/06/2022	£2,200,000	£2,090,090	FALSE	Semi_Detached	227	£9,692	£9,207	Freehold
5, Pullman Gardens SW15 3DF	SW15 3DF	SW15 3	27/11/2023	£895,000	£827,251	FALSE	Semi_Detached	82	£10,915	£10,088	Freehold
Flat 1, 1, Holmbush Road SW15 3LE	SW15 3LE	SW15 3	29/06/2022	£577,750	£554,765	FALSE	Flat	53	£10,901	£10,467	Leasehold
Flat 3, 184, West Hill SW15 3SH	SW15 3SH	SW15 3	05/02/2024	£643,000	£634,853	FALSE	Flat	42	£15,310	£15,116	Leasehold
		SW15 3 Average							£8,277	£8,007	North of A3 / A21
Flat 39, Grayswood Point, Norley Vale SW15 4BT	SW15 4BT	SW15 4	08/12/2023	£287,500	£279,602	FALSE	Flat	51	£5,637	£5,482	Leasehold
Flat 43, Swaythling House, Tunworth Crescent SW15 4PQ	SW15 4PQ	SW15 4	22/11/2023	£385,000	£369,016	FALSE	Flat	67	£5,746	£5,508	Leasehold
Flat 2, 10, Roehampton High Street SW15 4HJ	SW15 4HJ	SW15 4	13/10/2023	£312,000	£303,151	FALSE	Flat	50	£6,240	£6,063	Leasehold
183, Roehampton Lane SW15 4HP	SW15 4HP	SW15 4	21/07/2023	£1,850,000	£1,704,992	FALSE	Detached	272	£6,801	£6,268	Freehold
229b, Roehampton Lane SW15 4LB	SW15 4LB	SW15 4	20/12/2023	£260,000	£252,857	FALSE	Flat	40	£6,500	£6,321	Leasehold
26, Bessborough Road SW15 4BG	SW15 4BG	SW15 4	20/01/2023	£987,500	£875,427	FALSE	Detached	135	£7,315	£6,485	Freehold
Flat 1, Newbury House, 331, Danebury Avenue SW15 4DE	SW15 4DE	SW15 4	22/03/2024	£262,000	£262,000	FALSE	Flat	40	£6,550	£6,550	Leasehold
61b, Medfield Street SW15 4JY	SW15 4JY	SW15 4	26/05/2023	£590,000	£588,891	FALSE	Flat	80	£7,375	£7,361	Leasehold
75, Medfield Street SW15 4JY	SW15 4JY	SW15 4	25/05/2022	£980,000	£949,478	FALSE	Terraced	125	£7,840	£7,596	Freehold
3, Medfield Street SW15 4JY	SW15 4JY	SW15 4	19/01/2023	£335,000	£324,012	FALSE	Flat	40	£8,375	£8,100	Freehold
61a, Medfield Street SW15 4JY	SW15 4JY	SW15 4	27/02/2023	£725,000	£704,437	FALSE	Flat	86	£8,430	£8,191	Leasehold
4, Ponsonby Road SW15 4LA	SW15 4LA	SW15 4	21/12/2022	£1,320,000	£1,257,715	FALSE	Terraced	151	£8,742	£8,329	Freehold
36d, Roehampton High Street SW15 4HJ	SW15 4HJ	SW15 4	11/04/2023	£395,000	£392,781	FALSE	Flat	47	£8,404	£8,357	Leasehold
25, Medfield Street SW15 4JY	SW15 4JY	SW15 4	18/02/2022	£650,000	£639,991	FALSE	Terraced	65	£10,000	£9,846	Freehold
Flat 48, Denmead House, Highcliffe Drive SW15 4PS	SW15 4PS	SW15 4	23/11/2023	£160,000	£153,357	FALSE	Flat	7	£22,857	£21,908	Leasehold
		SW15 4 Average							£8,454	£8,158	Area east of Rich
First Floor Flat, 2, Rodway Road SW15 5DS	SW15 5DS	SW15 5	19/12/2022	£635,000	£615,863	FALSE	Flat	96.16	£6,604	£6,405	Leasehold
16, Parkstead Road SW15 5HS	SW15 5HS	SW15 5	12/06/2023	£525,000	£518,691	FALSE	Terraced	79	£6,646	£6,566	Freehold
19, Emerald Square SW15 5FP	SW15 5FP	SW15 5	13/11/2023	£1,150,000	£1,080,531	FALSE	Terraced	163	£7,055	£6,629	Freehold
Flat 40, Apsley House, 2, Holford Way SW15 5EY	SW15 5EY	SW15 5	22/09/2022	£511,000	£481,101	FALSE	Flat	72	£7,097	£6,682	Leasehold
Flat 20, Cornerways, 1, Daylesford Avenue SW15 5QP	SW15 5QP	SW15 5	18/11/2022	£525,000	£503,659	FALSE	Flat	75	£7,000	£6,715	Leasehold
75, Arabella Drive SW15 5LL	SW15 5LL	SW15 5	23/02/2024	£530,000	£520,060	FALSE	Terraced	77	£6,883	£6,754	Freehold
51, Crestway SW15 5DB	SW15 5DB	SW15 5	27/01/2022	£1,775,000	£1,619,833	FALSE	Detached	239	£7,427	£6,778	Freehold
95, Dover House Road SW15 5AD	SW15 5AD	SW15 5	23/08/2022	£700,000	£651,334	FALSE	Terraced	96	£7,292	£6,785	Freehold
12, Westmead SW15 5BQ	SW15 5BQ	SW15 5	22/03/2023	£3,250,000	£2,904,200	FALSE	Detached	426	£7,629	£6,817	Freehold
8, Huntingfield Road SW15 5HE	SW15 5HE	SW15 5	30/08/2023	£670,000	£651,326	FALSE	Terraced	95	£7,053	£6,856	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
79, Queen Marys House, 1, Holford Way SW15 5DU	SW15 5DU	SW15 5	21/06/2022	£300,000	£288,065	FALSE	Flat	42	£7,143	£6,859	Leasehold
52, Dover House Road SW15 5AU	SW15 5AU	SW15 5	28/07/2023	£516,000	£514,546	FALSE	Flat	74	£6,973	£6,953	Leasehold
Flat 54, Roebuck House, 89, Roehampton Lane SW15 5FN	SW15 5FN	SW15 5	28/07/2023	£470,000	£468,676	FALSE	Flat	67	£7,015	£6,995	Leasehold
8, Akehurst Street SW15 5DR	SW15 5DR	SW15 5	09/06/2023	£1,950,000	£1,888,147	FALSE	Semi_Detached	266	£7,331	£7,098	Freehold
355a, Upper Richmond Road SW15 5QJ	SW15 5QJ	SW15 5	25/11/2022	£495,000	£474,878	FALSE	Flat	66	£7,500	£7,195	Leasehold
15, Emerald Square SW15 5FP	SW15 5FP	SW15 5	16/06/2023	£1,100,000	£1,086,781	FALSE	Terraced	151	£7,285	£7,197	Freehold
224, Dover House Road SW15 5AH	SW15 5AH	SW15 5	28/11/2022	£522,500	£491,740	FALSE	Terraced	68	£7,684	£7,231	Freehold
33, Roehampton Close SW15 5LU	SW15 5LU	SW15 5	22/03/2024	£645,000	£645,000	FALSE	Flat	89	£7,247	£7,247	Leasehold
27, Swinburne Road SW15 5ED	SW15 5ED	SW15 5	24/03/2023	£950,000	£927,439	FALSE	Terraced	127	£7,480	£7,303	Freehold
17, Crestway SW15 5BX	SW15 5BX	SW15 5	25/08/2022	£2,950,000	£2,586,460	FALSE	Detached	353	£8,357	£7,327	Freehold
7, Daylesford Avenue SW15 5QR	SW15 5QR	SW15 5	23/09/2022	£1,345,000	£1,227,537	FALSE	Semi_Detached	167	£8,054	£7,351	Freehold
10, Bader Way SW15 5GD	SW15 5GD	SW15 5	24/01/2022	£490,000	£478,290	FALSE	Flat	65	£7,538	£7,358	Leasehold
38, Emerald Square SW15 5FP	SW15 5FP	SW15 5	20/05/2022	£1,150,000	£1,114,184	FALSE	Terraced	151	£7,616	£7,379	Freehold
22, Pleasance Road SW15 5HP	SW15 5HP	SW15 5	25/11/2022	£795,000	£738,942	FALSE	Semi_Detached	100	£7,950	£7,389	Freehold
36, Dover House Road SW15 5AU	SW15 5AU	SW15 5	25/02/2022	£725,000	£713,837	FALSE	Terraced	96	£7,552	£7,436	Freehold
Flat 29, Roebuck House, 89, Roehampton Lane SW15 5FN	SW15 5FN	SW15 5	28/07/2023	£485,000	£483,634	FALSE	Flat	65	£7,462	£7,441	Leasehold
142, Dover House Road SW15 5AR	SW15 5AR	SW15 5	29/04/2022	£500,000	£477,089	FALSE	Flat	64	£7,813	£7,455	Leasehold
30, Gillis Square SW15 5FG	SW15 5FG	SW15 5	18/08/2023	£1,250,000	£1,215,160	FALSE	Terraced	162	£7,716	£7,501	Freehold
7, Falmouth Walk SW15 5DY	SW15 5DY	SW15 5	28/07/2023	£692,500	£680,673	FALSE	Terraced	89	£7,781	£7,648	Leasehold
1, Hutton Mews SW15 5HZ	SW15 5HZ	SW15 5	28/10/2022	£899,950	£784,122	FALSE	Detached	102	£8,823	£7,687	Freehold
214, Dover House Road SW15 5AH	SW15 5AH	SW15 5	20/12/2022	£550,000	£524,048	FALSE	Terraced	68	£8,088	£7,707	Freehold
65, Parkstead Road SW15 5AN	SW15 5AN	SW15 5	30/01/2023	£775,000	£729,708	FALSE	Semi_Detached	94	£8,245	£7,763	Freehold
35, Hawkesbury Road SW15 5HL	SW15 5HL	SW15 5	27/05/2022	£850,000	£823,527	FALSE	Terraced	106	£8,019	£7,769	Freehold
13, Vitali Close SW15 5EX	SW15 5EX	SW15 5	16/01/2023	£1,045,000	£1,002,329	FALSE	Terraced	128	£8,164	£7,831	Freehold
219, Dover House Road SW15 5AF	SW15 5AF	SW15 5	24/05/2022	£631,000	£611,348	FALSE	Terraced	78	£8,090	£7,838	Freehold
4, Queen Marys House, 1, Holford Way SW15 5DH	SW15 5DH	SW15 5	21/07/2023	£505,000	£503,577	FALSE	Flat	64	£7,891	£7,868	Leasehold
55, Holford Way SW15 5GB	SW15 5GB	SW15 5	22/06/2022	£1,095,000	£1,056,450	FALSE	Terraced	134	£8,172	£7,884	Freehold
12, Torwood Road SW15 5AL	SW15 5AL	SW15 5	20/01/2023	£625,000	£599,479	FALSE	Terraced	76	£8,224	£7,888	Freehold
116, Putney Park Lane SW15 5HT	SW15 5HT	SW15 5	21/09/2022	£712,500	£658,176	FALSE	Terraced	83	£8,584	£7,930	Freehold
49, Parkstead Road SW15 5AN	SW15 5AN	SW15 5	21/02/2022	£635,000	£625,222	FALSE	Terraced	78	£8,141	£8,016	Freehold
106, Dover House Road SW15 5AT	SW15 5AT	SW15 5	19/05/2023	£716,575	£714,712	FALSE	Terraced	89	£8,051	£8,030	Freehold
12, The Pleasance SW15 5HF	SW15 5HF	SW15 5	25/04/2022	£820,000	£793,126	FALSE	Terraced	97	£8,454	£8,177	Freehold
20, Greenstead Gardens SW15 5AJ	SW15 5AJ	SW15 5	29/09/2023	£585,000	£556,016	FALSE	Terraced	68	£8,603	£8,177	Freehold
17, Emerald Square SW15 5FP	SW15 5FP	SW15 5	15/12/2022	£1,490,000	£1,419,694	FALSE	Terraced	172	£8,663	£8,254	Freehold
118, Crestway SW15 5DD	SW15 5DD	SW15 5	27/04/2022	£667,000	£645,140	FALSE	Terraced	78	£8,551	£8,271	Freehold
215, Huntingfield Road SW15 5EW	SW15 5EW	SW15 5	23/08/2023	£655,000	£646,117	FALSE	Other	78	£8,397	£8,284	Freehold
10, Dover Park Drive SW15 5BG	SW15 5BG	SW15 5	25/02/2022	£3,050,000	£2,797,085	FALSE	Detached	336	£9,077	£8,325	Freehold
5, Westmead SW15 5BH	SW15 5BH	SW15 5	13/01/2023	£4,950,000	£4,388,214	FALSE	Detached	527	£9,393	£8,327	Freehold
136, Putney Park Lane SW15 5HT	SW15 5HT	SW15 5	25/05/2022	£730,000	£707,264	FALSE	Terraced	84	£8,690	£8,420	Freehold
11, Falmouth Walk SW15 5DY	SW15 5DY	SW15 5	27/01/2023	£770,000	£749,533	FALSE	Flat	89	£8,652	£8,422	Leasehold
Flat 2, 11, Umbria Street SW15 5DP	SW15 5DP	SW15 5	19/12/2023	£440,000	£427,912	FALSE	Flat	50	£8,800	£8,558	Leasehold
20, Vanneck Square SW15 5DX	SW15 5DX	SW15 5	29/08/2023	£585,000	£568,695	FALSE	Terraced	65	£9,000	£8,749	Freehold
419, Upper Richmond Road SW15 5QX	SW15 5QX	SW15 5	16/01/2023	£2,850,000	£2,683,442	FALSE	Semi_Detached	303	£9,406	£8,856	Freehold
40, Huntingfield Road SW15 5EU	SW15 5EU	SW15 5	08/12/2023	£665,000	£637,315	FALSE	Terraced	71	£9,366	£8,976	Freehold
Flat 16, Fairacres, Roehampton Lane SW15 5LX	SW15 5LX	SW15 5	23/08/2023	£1,500,000	£1,494,371	FALSE	Flat	166	£9,036	£9,002	Leasehold
43, Parkstead Road SW15 5HS	SW15 5HS	SW15 5	18/11/2022	£800,000	£752,903	FALSE	Terraced	83	£9,639	£9,071	Freehold
75, Dover House Road SW15 5AB	SW15 5AB	SW15 5	18/11/2022	£745,000	£701,141	FALSE	Terraced	77	£9,675	£9,106	Freehold
9, Dover House Road SW15 5AA	SW15 5AA	SW15 5	14/03/2024	£875,000	£875,000	FALSE	Semi_Detached	96	£9,115	£9,115	Freehold
34, Roedean Crescent SW15 5JU	SW15 5JU	SW15 5	30/08/2022	£10,250,000	£8,986,852	FALSE	Detached	984	£10,417	£9,133	Freehold
201, Dover House Road SW15 5AE	SW15 5AE	SW15 5	28/11/2023	£762,000	£704,319	FALSE	Semi_Detached	77	£9,896	£9,147	Freehold
40, Roehampton Gate SW15 5JS	SW15 5JS	SW15 5	29/09/2023	£3,170,000	£2,828,187	FALSE	Detached	308	£10,292	£9,182	Freehold
81, Dover House Road SW15 5AB	SW15 5AB	SW15 5	27/05/2022	£725,000	£688,780	FALSE	Semi_Detached	74	£9,797	£9,308	Freehold
232, Dover House Road SW15 5AH	SW15 5AH	SW15 5	17/01/2022	£650,000	£642,189	FALSE	Terraced	67	£9,701	£9,585	Freehold
20, Hobbes Walk SW15 5AQ	SW15 5AQ	SW15 5	22/08/2022	£700,000	£651,334	FALSE	Terraced	65	£10,769	£10,021	Freehold
Ground Floor Flat, 23, Langside Avenue SW15 5QT	SW15 5QT	SW15 5	24/11/2023	£752,000	£720,780	FALSE	Flat	68	£11,059	£10,600	Leasehold
102, Priory Lane SW15 5JL	SW15 5JL	SW15 5	21/12/2022	£6,500,000	£5,822,374	FALSE	Detached	530	£12,264	£10,986	Freehold
12, Pleasance Road SW15 5HP	SW15 5HP	SW15 5	25/01/2023	£730,000	£687,338	FALSE	Semi_Detached	61	£11,967	£11,268	Freehold
44, Swinburne Road SW15 5EB	SW15 5EB	SW15 5	18/01/2024	£850,000	£822,834	FALSE	Terraced	73	£11,644	£11,272	Freehold
		SW15 5 Average							£8,426	£8,032	Area around Roe
2b, Colinette Road SW15 6QQ	SW15 6QQ	SW15 6	30/08/2023	£640,000	£637,598	FALSE	Flat	96	£6,667	£6,642	Leasehold
Flat 73, Ormonde Court, 364, Upper Richmond Road SW15 6TP	SW15 6TP	SW15 6	24/03/2023	£425,000	£417,530	FALSE	Flat	62	£6,855	£6,734	Leasehold
24, Cotman Close SW15 6RG	SW15 6RG	SW15 6	16/01/2024	£420,000	£412,618	FALSE	Flat	61	£6,885	£6,764	Leasehold
Flat 23, Mildmay House, Whitnell Way SW15 6BZ	SW15 6BZ	SW15 6	20/06/2023	£395,000	£392,413	FALSE	Flat	58	£6,810	£6,766	Leasehold
15, Cotman Close SW15 6RG	SW15 6RG	SW15 6	22/04/2022	£795,000	£758,571	FALSE	Flat	111	£7,162	£6,834	Leasehold
Flat 17, Ashdown, 7, Cambalt Road SW15 6EL	SW15 6EL	SW15 6	22/04/2022	£395,000	£376,900	FALSE	Flat	55	£7,182	£6,853	Leasehold
Flat 16, Wellwood Court, 390, Upper Richmond Road SW15 6JH	SW15 6JH	SW15 6	29/09/2022	£525,000	£494,282	FALSE	Flat	72	£7,292	£6,865	Leasehold
8, Winchelsea Close SW15 6HE	SW15 6HE	SW15 6	23/02/2024	£497,000	£487,679	FALSE	Terraced	71	£7,000	£6,869	Freehold
Flat 12, Wellwood Court, 390, Upper Richmond Road SW15 6JH	SW15 6JH	SW15 6	13/02/2023	£495,000	£480,961	FALSE	Flat	70	£7,071	£6,871	Leasehold
Flat 46, College House, 52, Putney Hill SW15 6BF	SW15 6BF	SW15 6	27/01/2022	£467,500	£456,328	FALSE	Flat	66	£7,083	£6,914	Leasehold
Flat 26, Cheval Court, 335, Upper Richmond Road SW15 6UA	SW15 6UA	SW15 6	18/02/2022	£250,000	£242,909	FALSE	Flat	35	£7,143	£6,940	Leasehold
Flat 39, Belvedere Court, 372 - 374, Upper Richmond Road SW15 6HY	SW15 6HY	SW15 6	25/10/2023	£530,000	£514,968	FALSE	Flat	74	£7,162	£6,959	Leasehold
Flat 3, Halford House, Whitnell Way SW15 6DE	SW15 6DE	SW15 6	24/10/2022	£510,000	£481,868	FALSE	Flat	69	£7,391	£6,984	Leasehold
Flat 6, Charles Court, 345, Upper Richmond Road SW15 6XP	SW15 6XP	SW15 6	26/09/2023	£450,000	£440,055	FALSE	Flat	63	£7,143	£6,985	Leasehold
2, Fairdale Gardens, Putney SW15 6JW	SW15 6JW	SW15 6	24/02/2023	£830,000	£796,772	FALSE	Terraced	114	£7,281	£6,989	Freehold
Flat 77, Ormonde Court, 364, Upper Richmond Road SW15 6TP	SW15 6TP	SW15 6	26/08/2022	£375,000	£352,122	FALSE	Flat	50	£7,500	£7,042	Leasehold
Flat 17, Brittany House, 261, Upper Richmond Road SW15 6NF	SW15 6NF	SW15 6	14/12/2023	£667,500	£649,162	FALSE	Flat	92	£7,255	£7,056	Leasehold
Flat 6, 12a, Cambalt Road SW15 6EW	SW15 6EW	SW15 6	26/05/2023	£170,000	£169,680	FALSE	Flat	24	£7,083	£7,070	Leasehold
Flat 15, Waldegrave House, Whitnell Way SW15 6DB	SW15 6DB	SW15 6	24/06/2022	£450,000	£432,098	FALSE	Flat	61	£7,377	£7,084	Leasehold
2a, Colinette Road SW15 6QQ	SW15 6QQ	SW15 6	04/01/2024	£700,000	£687,697	FALSE	Flat	97	£7,216	£7,090	Leasehold
24, Isis Close, Putney SW15 6JY	SW15 6JY	SW15 6	26/05/2023	£405,000	£404,239	FALSE	Flat	57	£7,105	£7,092	Leasehold
Flat 2, 26, Holroyd Road SW15 6LN	SW15 6LN	SW15 6	27/10/2023	£640,000	£621,848	FALSE	Flat	87	£7,356	£7,148	Leasehold
Flat 1, 12a, Cambalt Road SW15 6EW	SW15 6EW	SW15 6	14/11/2023	£194,000	£185,946	FALSE	Flat	26	£7,462	£7,152	Leasehold
Flat 96, Ormonde Court, 364, Upper Richmond Road SW15 6TR	SW15 6TR	SW15 6	23/10/2023	£320,000	£310,924	FALSE	Flat	43	£7,442	£7,231	Leasehold
21, Dealtry Road SW15 6NL	SW15 6NL	SW15 6	27/02/2023	£2,425,000	£2,283,279	FALSE	Semi_Detached	313	£7,748	£7,295	Freehold
Flat 9, Hector Court, 123, Cambalt Road SW15 6EX	SW15 6EX	SW15 6	16/11/2023	£465,000	£445,695	FALSE	Flat	61	£7,623	£7,306	Leasehold
Flat 20, 12, Cambalt Road SW15 6EW	SW15 6EW	SW15 6	22/02/2024	£245,000	£242,715	FALSE	Flat	33	£7,424	£7,355	Leasehold
Flat 9, Stanhope House, Whitnell Way SW15 6BY	SW15 6BY	SW15 6	04/01/2024	£407,500	£400,338	FALSE	Flat	54	£7,546	£7,414	Leasehold
Flat 40, Ormonde Court, 364, Upper Richmond Road SW15 6TW	SW15 6TW	SW15 6	26/08/2022	£475,000	£446,021	FALSE	Flat	60	£7,917	£7,434	Leasehold
Garden Flat, 19, Chartfield Avenue SW15 6DX	SW15 6DX	SW15 6	22/02/2024	£1,450,000	£1,436,474	FALSE	Flat	193	£7,513	£7,443	Leasehold
Flat 25, College House, 52, Putney Hill SW15 6BF	SW15 6BF	SW15 6	11/04/2023	£525,500	£522,548	FALSE	Flat	69.6	£7,550	£7,508	Leasehold
51, Cambalt Road SW15 6EL	SW15 6EL	SW15 6	18/09/2023	£315,000	£308,039	FALSE	Flat	41	£7,683	£7,513	Leasehold
5, Rye Walk SW15 6HR	SW15 6HR	SW15 6	26/07/2022	£770,000	£734,884	FALSE	Terraced	97	£7,938	£7,576	Freehold
Flat 52, Devonshire House, 50, Putney Hill SW15 6DJ	SW15 6DJ	SW15 6	17/10/2023	£445,000	£432,379	FALSE	Flat	57	£7,807	£7,586	Leasehold
18, Linnet Court, 47, Westleigh Avenue SW15 6RJ	SW15 6RJ	SW15 6	14/11/2023	£555,000	£531,958	FALSE	Flat	70	£7,929	£7,599	Leasehold
8, Cotman Close SW15 6RG	SW15 6RG	SW15 6	23/05/2022	£460,000	£442,901	FALSE	Flat	58	£7,931	£7,636	Leasehold
28, Isis Close, Putney SW15 6JY	SW15 6JY	SW15 6	21/06/2023	£385,000	£382,479	FALSE	Flat	50	£7,700	£7,650	Leasehold
Flat 11, Fernhill Place 21-23, Chartfield Avenue SW15 6DX	SW15 6DX	SW15 6	22/07/2022	£680,000	£650,595	FALSE	Flat	85	£8,000	£7,654	Leasehold
Flat 1, Park Mansions, 46, Howards Lane SW15 6NJ	SW15 6NJ	SW15 6	18/11/2022	£725,000	£690,205	FALSE	Flat	90	£8,056	£7,669	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 18, Percy Laurie House, 217, Upper Richmond Road SW15 6SY	SW15 6SY	SW15 6	15/03/2023	£617,000	£606,155	FALSE	Flat	79	£7,810	£7,673	Leasehold
Flat 4, 343, Upper Richmond Road SW15 6XP	SW15 6XP	SW15 6	24/04/2023	£675,000	£671,208	FALSE	Flat	87	£7,759	£7,715	Leasehold
20, Queens Gate Gardens SW15 6JN	SW15 6JN	SW15 6	30/08/2023	£550,000	£547,936	FALSE	Flat	71	£7,746	£7,717	Leasehold
Flat 32, Portland House, 3, Chartfield Avenue SW15 6DP	SW15 6DP	SW15 6	21/11/2022	£575,000	£551,626	FALSE	Flat	71	£8,099	£7,769	Leasehold
Flat 29, Portland House, 3, Chartfield Avenue SW15 6DP	SW15 6DP	SW15 6	10/11/2023	£560,000	£536,751	FALSE	Flat	69	£8,116	£7,779	Leasehold
Flat 1, 209, Upper Richmond Road SW15 6SQ	SW15 6SQ	SW15 6	17/02/2023	£370,000	£359,506	FALSE	Flat	46	£8,043	£7,815	Leasehold
Flat 54, Percy Laurie House, 217, Upper Richmond Road SW15 6SY	SW15 6SY	SW15 6	28/03/2022	£560,000	£539,673	FALSE	Flat	69	£8,116	£7,821	Leasehold
Flat 8, Fernhill Place, 21 - 23, Chartfield Avenue SW15 6DX	SW15 6DX	SW15 6	23/09/2022	£425,000	£400,133	FALSE	Flat	51	£8,333	£7,846	Leasehold
Flat 2, Ormonde Court, 364, Upper Richmond Road SW15 6TW	SW15 6TW	SW15 6	30/01/2023	£422,500	£411,269	FALSE	Flat	52	£8,125	£7,909	Leasehold
Flat 46, Avershaw House, 1, Chartfield Avenue SW15 6AD	SW15 6AD	SW15 6	15/02/2024	£600,000	£594,403	FALSE	Flat	75	£8,000	£7,925	Leasehold
Flat 29, Hill Court, Putney Hill SW15 6BB	SW15 6BB	SW15 6	27/06/2022	£290,000	£278,463	FALSE	Flat	35	£8,286	£7,956	Leasehold
Flat 61, Ormonde Court, 364, Upper Richmond Road SW15 6TP	SW15 6TP	SW15 6	21/04/2023	£425,000	£422,612	FALSE	Flat	53	£8,019	£7,974	Leasehold
Flat 2, 18, Cambalt Road SW15 6EW	SW15 6EW	SW15 6	27/07/2023	£785,000	£782,789	FALSE	Flat	98	£8,010	£7,988	Leasehold
Flat 207, Harwood Court, Upper Richmond Road SW15 6JG	SW15 6JG	SW15 6	11/04/2023	£250,000	£248,596	FALSE	Flat	31	£8,065	£8,019	Leasehold
Flat 68, Percy Laurie House, 217, Upper Richmond Road SW15 6SY	SW15 6SY	SW15 6	21/07/2023	£565,000	£563,408	FALSE	Flat	70	£8,071	£8,049	Leasehold
60, Howards Lane SW15 6QF	SW15 6QF	SW15 6	19/05/2023	£965,000	£962,491	FALSE	Terraced	119	£8,109	£8,088	Freehold
20, Enmore Road SW15 6LL	SW15 6LL	SW15 6	27/11/2023	£2,250,000	£2,079,681	FALSE	Semi_Detached	257	£8,755	£8,092	Freehold
Flat 55, Ormonde Court, 364, Upper Richmond Road SW15 6TP	SW15 6TP	SW15 6	22/12/2022	£384,000	£372,427	FALSE	Flat	46	£8,348	£8,096	Leasehold
Flat 3, 43, St Johns Avenue SW15 6AL	SW15 6AL	SW15 6	28/06/2022	£270,000	£259,259	FALSE	Flat	32	£8,438	£8,102	Leasehold
51, St Johns Avenue SW15 6AL	SW15 6AL	SW15 6	18/01/2022	£1,255,000	£1,239,918	FALSE	Terraced	153	£8,203	£8,104	Freehold
Flat 205, Harwood Court, Upper Richmond Road SW15 6JG	SW15 6JG	SW15 6	20/09/2022	£285,000	£268,324	FALSE	Flat	33	£8,636	£8,131	Leasehold
Flat 3, 206, Upper Richmond Road SW15 6TD	SW15 6TD	SW15 6	17/08/2023	£335,000	£333,743	FALSE	Flat	41	£8,171	£8,140	Leasehold
Flat 2, 25, Chartfield Avenue SW15 6DZ	SW15 6DZ	SW15 6	22/02/2022	£790,000	£767,594	FALSE	Flat	94	£8,404	£8,166	Leasehold
Flat 123, Harwood Court, Upper Richmond Road SW15 6JB	SW15 6JB	SW15 6	29/08/2023	£290,000	£288,912	FALSE	Flat	35	£8,286	£8,255	Leasehold
Flat 99, Ormonde Court, 364, Upper Richmond Road SW15 6TR	SW15 6TR	SW15 6	19/08/2022	£375,000	£352,122	FALSE	Flat	42	£8,929	£8,384	Leasehold
Flat 220, Harwood Court, Upper Richmond Road SW15 6JG	SW15 6JG	SW15 6	25/10/2023	£295,000	£286,633	FALSE	Flat	34	£8,676	£8,430	Leasehold
Flat 5, 23, Putney Hill SW15 6BE	SW15 6BE	SW15 6	28/01/2022	£575,000	£561,259	FALSE	Flat	66	£8,712	£8,504	Leasehold
Flat 55, Devonshire House, 50, Putney Hill SW15 6DJ	SW15 6DJ	SW15 6	25/08/2023	£550,000	£547,936	FALSE	Flat	64	£8,594	£8,562	Leasehold
55, Chartfield Avenue SW15 6HW	SW15 6HW	SW15 6	27/01/2023	£5,250,000	£4,654,167	FALSE	Detached	543	£9,669	£8,571	Freehold
Flat 89, Ormonde Court, 364, Upper Richmond Road SW15 6TR	SW15 6TR	SW15 6	13/01/2023	£300,000	£292,026	FALSE	Flat	34	£8,824	£8,589	Leasehold
Flat 4, 307, Upper Richmond Road SW15 6SS	SW15 6SS	SW15 6	22/12/2022	£661,318	£641,388	FALSE	Flat	74	£8,937	£8,667	Leasehold
Flat 1, Ormonde Court, 364, Upper Richmond Road SW15 6TW	SW15 6TW	SW15 6	27/09/2022	£240,000	£225,957	FALSE	Flat	26	£9,231	£8,691	Leasehold
Flat 5, 35, Gwendolen Avenue SW15 6EP	SW15 6EP	SW15 6	15/12/2023	£525,000	£510,577	FALSE	Flat	58	£9,052	£8,803	Leasehold
Flat 5, 7, Putney Hill SW15 6BA	SW15 6BA	SW15 6	27/07/2022	£478,560	£457,866	FALSE	Flat	52	£9,203	£8,805	Leasehold
5, Pettiward Close SW15 6QL	SW15 6QL	SW15 6	28/06/2023	£738,000	£729,131	FALSE	Terraced	82	£9,000	£8,892	Freehold
Flat 2, 211b, Upper Richmond Road SW15 6SQ	SW15 6SQ	SW15 6	13/02/2024	£355,000	£351,688	FALSE	Flat	39	£9,103	£9,018	Leasehold
251, Upper Richmond Road SW15 6SW	SW15 6SW	SW15 6	18/02/2022	£1,760,000	£1,732,900	FALSE	Terraced	192	£9,167	£9,026	Freehold
Flat 5, Devonshire House, 50, Putney Hill SW15 6DJ	SW15 6DJ	SW15 6	27/10/2023	£600,000	£582,983	FALSE	Flat	64	£9,375	£9,109	Leasehold
264c, Upper Richmond Road SW15 6TQ	SW15 6TQ	SW15 6	26/05/2023	£355,000	£354,333	FALSE	Flat	38	£9,342	£9,325	Leasehold
Flat 1, Northam House, 233, Upper Richmond Road SW15 6SN	SW15 6SN	SW15 6	15/06/2023	£920,000	£913,976	FALSE	Flat	98	£9,388	£9,326	Leasehold
26, Carmalt Gardens SW15 6NE	SW15 6NE	SW15 6	23/02/2022	£2,400,000	£2,363,045	FALSE	Terraced	252	£9,524	£9,377	Freehold
15b, Colinette Road SW15 6QG	SW15 6QG	SW15 6	17/06/2022	£900,000	£868,315	FALSE	Terraced	92	£9,783	£9,438	Freehold
Flat 7, 35, St Johns Avenue SW15 6AL	SW15 6AL	SW15 6	24/03/2022	£425,000	£409,574	FALSE	Flat	43	£9,884	£9,525	Leasehold
30, St Johns Avenue SW15 6AN	SW15 6AN	SW15 6	29/11/2023	£2,950,000	£2,726,693	FALSE	Semi_Detached	286	£10,315	£9,534	Freehold
7, Balmuir Gardens, Putney SW15 6NG	SW15 6NG	SW15 6	26/10/2022	£2,090,000	£1,936,868	FALSE	Terraced	202	£10,347	£9,588	Freehold
12, Woodborough Road SW15 6PZ	SW15 6PZ	SW15 6	25/07/2022	£4,750,000	£4,241,207	FALSE	Detached	440	£10,795	£9,639	Freehold
28, Westleigh Avenue SW15 6RD	SW15 6RD	SW15 6	17/06/2022	£585,000	£564,405	FALSE	Terraced	58	£10,086	£9,731	Leasehold
67, Chartfield Avenue SW15 6HN	SW15 6HN	SW15 6	18/08/2023	£3,800,000	£3,627,984	FALSE	Semi_Detached	372	£10,215	£9,753	Freehold
Flat 60, Devonshire House, 50, Putney Hill SW15 6DJ	SW15 6DJ	SW15 6	17/03/2023	£940,000	£923,478	FALSE	Flat	94	£10,000	£9,824	Leasehold
Flat 6, 336, Upper Richmond Road SW15 6TL	SW15 6TL	SW15 6	27/09/2023	£455,000	£444,945	FALSE	Flat	45	£10,111	£9,888	Leasehold
16, Bramcote Road SW15 6UG	SW15 6UG	SW15 6	27/09/2023	£5,950,000	£5,308,427	FALSE	Detached	530	£11,226	£10,016	Freehold
11, Larpent Avenue SW15 6UP	SW15 6UP	SW15 6	27/09/2023	£2,925,000	£2,736,290	FALSE	Semi_Detached	267	£10,955	£10,248	Freehold
18, Larpent Avenue SW15 6UU	SW15 6UU	SW15 6	02/02/2024	£3,600,000	£3,521,079	FALSE	Semi_Detached	340	£10,588	£10,356	Freehold
16, Westleigh Avenue SW15 6RD	SW15 6RD	SW15 6	23/02/2024	£605,000	£593,653	FALSE	Terraced	56	£10,804	£10,601	Leasehold
76, Hazlewell Road SW15 6UR	SW15 6UR	SW15 6	28/06/2023	£2,700,000	£2,614,357	FALSE	Semi_Detached	245	£11,020	£10,671	Freehold
13, Tideswell Road SW15 6LJ	SW15 6LJ	SW15 6	24/07/2023	£2,605,000	£2,400,813	FALSE	Detached	179	£14,553	£13,412	Freehold
		SW15 6 Average							£8,417	£8,137	South West of Pu
5, Ullathorne Road SW16 1SL	SW16 1SL	SW16 1	16/06/2023	£600,000	£592,790	FALSE	Terraced	86	£6,977	£6,893	Freehold
19, Ullathorne Road SW16 1SJ	SW16 1SJ	SW16 1	19/12/2022	£645,000	£607,305	FALSE	Semi_Detached	84	£7,679	£7,230	Freehold
Flat 4, 60a, Thrale Road SW16 1NY	SW16 1NY	SW16 1	26/05/2023	£355,000	£354,333	FALSE	Flat	44	£8,068	£8,053	Leasehold
Flat 4, 60b, Thrale Road SW16 1NY	SW16 1NY	SW16 1	16/01/2023	£331,650	£322,834	FALSE	Flat	38	£8,728	£8,496	Leasehold
1, Colson Way SW16 1SD	SW16 1SD	SW16 1	25/02/2022	£585,000	£575,992	FALSE	Flat	62	£9,435	£9,290	Freehold
		SW16 1 Average							£8,177	£7,992	West of Streathar
Flat 5, Locarno Court, 1, Eardley Road SW16 6DA	SW16 6DA	SW16 6	13/02/2023	£420,000	£408,088	FALSE	Flat	60	£7,000	£6,801	Leasehold
4, Westcote Road SW16 6BW	SW16 6BW	SW16 6	28/04/2023	£640,000	£632,852	FALSE	Terraced	93	£6,882	£6,805	Freehold
36, Leverson Street SW16 6DD	SW16 6DD	SW16 6	28/07/2023	£680,000	£668,386	FALSE	Terraced	98	£6,939	£6,820	Freehold
49, Pendle Road SW16 6RT	SW16 6RT	SW16 6	26/09/2023	£949,950	£902,884	FALSE	Terraced	132	£7,197	£6,840	Freehold
74, Besley Street SW16 6BD	SW16 6BD	SW16 6	24/03/2023	£520,000	£507,651	FALSE	Terraced	74	£7,027	£6,860	Freehold
54, Greyswood Street SW16 6QN	SW16 6QN	SW16 6	23/05/2022	£725,000	£702,420	FALSE	Terraced	102	£7,108	£6,886	Freehold
96, Pretoria Road SW16 6RN	SW16 6RN	SW16 6	30/03/2022	£1,099,950	£1,075,652	FALSE	Terraced	155	£7,096	£6,940	Freehold
53, Fernthorpe Road SW16 6DP	SW16 6DP	SW16 6	17/01/2022	£735,000	£726,167	FALSE	Terraced	104	£7,067	£6,982	Freehold
5, Cunliffe Street SW16 6DS	SW16 6DS	SW16 6	24/06/2022	£850,000	£820,075	FALSE	Terraced	115	£7,391	£7,131	Freehold
39, Penwortham Road SW16 6RF	SW16 6RF	SW16 6	29/07/2022	£1,100,000	£1,034,874	FALSE	Semi_Detached	145	£7,586	£7,137	Freehold
1, Rackham Mews SW16 6BE	SW16 6BE	SW16 6	29/09/2023	£520,000	£494,236	FALSE	Terraced	69	£7,536	£7,163	Freehold
137, Nimrod Road SW16 6TH	SW16 6TH	SW16 6	17/11/2023	£800,000	£751,673	FALSE	Terraced	103	£7,767	£7,298	Freehold
93, Pendle Road SW16 6RX	SW16 6RX	SW16 6	29/09/2022	£452,500	£426,024	FALSE	Flat	58	£7,802	£7,345	Leasehold
111, Welham Road SW16 6QH	SW16 6QH	SW16 6	29/08/2023	£481,000	£479,195	FALSE	Flat	64	£7,516	£7,487	Leasehold
56, Credenhill Street SW16 6PR	SW16 6PR	SW16 6	06/04/2023	£775,075	£766,419	FALSE	Terraced	102	£7,599	£7,514	Freehold
74, Greyswood Street SW16 6QN	SW16 6QN	SW16 6	21/04/2023	£715,000	£707,015	FALSE	Terraced	94	£7,606	£7,521	Freehold
43a, Moyser Road SW16 6RW	SW16 6RW	SW16 6	27/06/2022	£525,000	£504,114	FALSE	Flat	67	£7,836	£7,524	Leasehold
27a, Eastwood Street SW16 6PT	SW16 6PT	SW16 6	29/04/2022	£397,000	£378,809	FALSE	Flat	50	£7,940	£7,576	Leasehold
Ground Floor Flat, 45, Westcote Road SW16 6BN	SW16 6BN	SW16 6	23/09/2022	£378,413	£356,272	FALSE	Flat	47	£8,051	£7,580	Leasehold
Flat 1, 243, Nimrod Road SW16 6TW	SW16 6TW	SW16 6	25/01/2024	£225,000	£221,045	FALSE	Flat	29	£7,759	£7,622	Leasehold
87, Welham Road SW16 6QH	SW16 6QH	SW16 6	28/11/2022	£532,500	£501,151	FALSE	Flat	65	£8,192	£7,710	Leasehold
9, Brookview Road SW16 6UA	SW16 6UA	SW16 6	12/04/2023	£1,200,000	£1,158,070	FALSE	Semi_Detached	146	£8,219	£7,932	Freehold
75, Welham Road SW16 6QH	SW16 6QH	SW16 6	28/01/2022	£640,000	£624,706	FALSE	Flat	78	£8,205	£8,009	Leasehold
46a, Nimrod Road SW16 6TA	SW16 6TA	SW16 6	28/07/2023	£582,500	£580,859	FALSE	Flat	71	£8,204	£8,181	Leasehold
50, Penwortham Road SW16 6RE	SW16 6RE	SW16 6	14/04/2023	£970,000	£959,167	FALSE	Terraced	115	£8,435	£8,341	Freehold
28, Corsehill Street SW16 6NF	SW16 6NF	SW16 6	17/01/2023	£845,000	£810,496	FALSE	Terraced	97	£8,711	£8,356	Freehold
53, Credenhill Street SW16 6PP	SW16 6PP	SW16 6	10/02/2023	£480,000	£466,386	FALSE	Flat	55	£8,727	£8,480	Leasehold
122, Moyser Road SW16 6SH	SW16 6SH	SW16 6	16/04/2024	£960,000	£960,000	FALSE	Terraced	113	£8,496	£8,496	Freehold
165, Fallsbrook Road SW16 6DY	SW16 6DY	SW16 6	24/06/2022	£1,250,000	£1,122,387	FALSE	Detached	130	£9,615	£8,634	Freehold
21, Leverson Street SW16 6DQ	SW16 6DQ	SW16 6	27/01/2023	£675,000	£647,438	FALSE	Terraced	74	£9,122	£8,749	Freehold
47, Eastwood Street SW16 6PT	SW16 6PT	SW16 6	30/03/2022	£320,000	£312,931	FALSE	Flat	35	£9,143	£8,941	Freehold
53a, Credenhill Street SW16 6PP	SW16 6PP	SW16 6	28/03/2022	£515,000	£496,307	FALSE	Flat	55	£9,364	£9,024	Leasehold
78, Pendle Road SW16 6RY	SW16 6RY	SW16 6	21/07/2023	£1,400,000	£1,376,089	FALSE	Terraced	139	£10,072	£9,900	Freehold
9, Daleside Road SW16 6SN	SW16 6SN	SW16 6	16/12/2022	£887,500	£845,623	FALSE	Terraced	84	£10,565	£10,067	Freehold
54, Nimrod Road SW16 6TG	SW16 6TG	SW16 6	21/12/2023	£1,535,000	£1,446,466	FALSE	Semi_Detached	143	£10,734	£10,115	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat A, 16, Credenhill Street SW16 6PR	SW16 6PR	SW16 6	25/04/2022	£487,500	£465,162	FALSE	Flat	45	£10,833	£10,337	Leasehold
92, Penwortham Road SW16 6RJ	SW16 6RJ	SW16 6	20/05/2022	£1,189,000	£1,151,969	FALSE	Terraced	99	£12,010	£11,636	Freehold
First Floor Flat, 56, Moyser Road SW16 6RW	SW16 6RW	SW16 6	29/07/2022	£525,000	£502,297	FALSE	Flat	39	£13,462	£12,879	Leasehold
40, Pretoria Road SW16 6RP	SW16 6RP	SW16 6	29/04/2022	£1,151,000	£1,113,278	FALSE	Terraced	81	£14,210	£13,744	Freehold
Flat 1, 124, Mitcham Lane SW16 6NS	SW16 6NS	SW16 6	21/02/2022	£1,245,000	£1,214,933	FALSE	Flat	83	£15,000	£14,638	Leasehold
76, Eardley Road SW16 6BL	SW16 6BL	SW16 6	22/08/2023	£552,000	£536,615	FALSE	Flat	33	£16,727	£16,261	Freehold
		SW16 6 Average							£8,945	£8,641	West of Streathar
807, Garratt Lane SW17 0PF	SW17 0PF	SW17 0	28/09/2023	£905,000	£860,161	FALSE	Terraced	132	£6,856	£6,516	Freehold
107, Selkirk Road SW17 0EW	SW17 0EW	SW17 0	24/03/2022	£950,000	£929,014	FALSE	Terraced	142	£6,690	£6,542	Freehold
Flat 3, 28, Tooting High Street SW17 0RG	SW17 0RG	SW17 0	27/01/2023	£760,000	£739,798	FALSE	Flat	113	£6,726	£6,547	Leasehold
Flat B, 43, Tooting High Street SW17 0SP	SW17 0SP	SW17 0	23/09/2022	£350,000	£329,521	FALSE	Flat	50	£7,000	£6,590	Leasehold
Flat 2, 817, Garratt Lane SW17 0PF	SW17 0PF	SW17 0	18/10/2023	£455,000	£442,095	FALSE	Flat	67	£6,791	£6,598	Leasehold
Flat 7, Bellamy House, Garratt Lane SW17 0LS	SW17 0LS	SW17 0	28/11/2022	£435,000	£417,317	FALSE	Flat	63	£6,905	£6,624	Leasehold
158, Strathdon Drive SW17 0PP	SW17 0PP	SW17 0	10/02/2023	£280,000	£272,059	FALSE	Flat	41	£6,829	£6,636	Leasehold
58, Peartree Avenue SW17 0JG	SW17 0JG	SW17 0	29/07/2022	£402,500	£385,095	FALSE	Flat	58	£6,940	£6,640	Leasehold
1f, Garratt Terrace SW17 0QE	SW17 0QE	SW17 0	23/02/2024	£551,000	£545,860	FALSE	Flat	82	£6,720	£6,657	Leasehold
25a, Fairlight Road SW17 0JE	SW17 0JE	SW17 0	27/01/2023	£710,000	£681,008	FALSE	Flat	102	£6,961	£6,677	Leasehold
Flat 3, 43, Tooting High Street SW17 0SP	SW17 0SP	SW17 0	09/01/2024	£340,000	£334,024	FALSE	Flat	50	£6,800	£6,680	Leasehold
1043, Garratt Lane SW17 0LN	SW17 0LN	SW17 0	17/11/2023	£580,000	£555,921	FALSE	Flat	83	£6,988	£6,698	Leasehold
Flat 18, 28, Tooting High Street SW17 0RG	SW17 0RG	SW17 0	12/05/2023	£660,000	£658,759	FALSE	Flat	98	£6,735	£6,722	Leasehold
Flat 4, 28, Tooting High Street SW17 0RG	SW17 0RG	SW17 0	19/01/2023	£600,000	£584,051	FALSE	Flat	86	£6,977	£6,791	Leasehold
2, Carlwell Street SW17 0SE	SW17 0SE	SW17 0	27/04/2022	£615,000	£594,845	FALSE	Terraced	87	£7,069	£6,837	Freehold
Flat 3, 9, Gilbey Road SW17 0QQ	SW17 0QQ	SW17 0	26/08/2022	£345,000	£322,809	FALSE	Flat	47	£7,340	£6,868	Leasehold
Flat 2, 28, Tooting High Street SW17 0RG	SW17 0RG	SW17 0	20/09/2023	£697,500	£682,086	FALSE	Flat	99	£7,045	£6,890	Leasehold
Flat 2, The Little House, 13, Tooting Grove SW17 0RA	SW17 0RA	SW17 0	24/11/2023	£650,000	£623,014	FALSE	Flat	90	£7,222	£6,922	Leasehold
72, Kenlor Road SW17 0DF	SW17 0DF	SW17 0	12/05/2023	£570,000	£568,518	FALSE	Terraced	82	£6,951	£6,933	Freehold
19, Squarey Street SW17 0AB	SW17 0AB	SW17 0	17/11/2023	£970,000	£911,404	FALSE	Terraced	131	£7,405	£6,957	Freehold
Apartment 4, 189, Tooting High Street SW17 0GW	SW17 0GW	SW17 0	28/07/2023	£490,000	£488,620	FALSE	Flat	70	£7,000	£6,980	Leasehold
Second Floor Flat, 3, Gilbey Road SW17 0QQ	SW17 0QQ	SW17 0	23/08/2022	£350,000	£328,647	FALSE	Flat	47	£7,447	£6,992	Leasehold
Apartment 14, 193, Tooting High Street SW17 0GU	SW17 0GU	SW17 0	22/12/2022	£535,000	£518,877	FALSE	Flat	74	£7,230	£7,012	Leasehold
18, Carlwell Street SW17 0SE	SW17 0SE	SW17 0	28/09/2023	£635,000	£603,538	FALSE	Terraced	86	£7,384	£7,018	Freehold
Apartment 31, 193, Tooting High Street SW17 0GU	SW17 0GU	SW17 0	10/11/2023	£520,000	£498,412	FALSE	Flat	71	£7,324	£7,020	Leasehold
6, Barnfield Close SW17 0AU	SW17 0AU	SW17 0	16/05/2023	£352,500	£351,837	FALSE	Flat	50	£7,050	£7,037	Leasehold
84, Smallwood Road SW17 0TW	SW17 0TW	SW17 0	17/02/2023	£355,000	£344,931	FALSE	Flat	49	£7,245	£7,039	Leasehold
14, Alston Road SW17 0TP	SW17 0TP	SW17 0	24/08/2023	£840,000	£816,588	FALSE	Terraced	116	£7,241	£7,040	Freehold
43, Fairlight Road SW17 0JE	SW17 0JE	SW17 0	25/07/2022	£450,000	£429,478	FALSE	Flat	61	£7,377	£7,041	Leasehold
41, Fairlight Road SW17 0JE	SW17 0JE	SW17 0	21/04/2022	£400,000	£381,671	FALSE	Flat	54	£7,407	£7,068	Leasehold
67, Pevensey Road SW17 0HT	SW17 0HT	SW17 0	27/09/2023	£975,000	£926,693	FALSE	Terraced	131	£7,443	£7,074	Freehold
16, Huntspill Street SW17 0AA	SW17 0AA	SW17 0	25/09/2023	£1,005,000	£955,206	FALSE	Terraced	135	£7,444	£7,076	Freehold
Flat 32, Jean House, Tooting Grove SW17 0QZ	SW17 0QZ	SW17 0	26/10/2023	£445,000	£432,379	FALSE	Flat	61	£7,295	£7,088	Leasehold
90, Kenlor Road SW17 0DF	SW17 0DF	SW17 0	22/09/2023	£444,000	£434,188	FALSE	Flat	61	£7,279	£7,118	Leasehold
34, Aboyne Road SW17 0AE	SW17 0AE	SW17 0	15/03/2023	£825,000	£805,407	FALSE	Terraced	113	£7,301	£7,128	Freehold
1027, Garratt Lane SW17 0LN	SW17 0LN	SW17 0	23/02/2024	£590,000	£578,934	FALSE	Terraced	81	£7,284	£7,147	Leasehold
39, Peartree Avenue SW17 0JG	SW17 0JG	SW17 0	28/11/2023	£321,250	£307,913	FALSE	Flat	43	£7,471	£7,161	Leasehold
15, Gilbey Road SW17 0QQ	SW17 0QQ	SW17 0	20/01/2022	£441,000	£430,461	FALSE	Flat	60	£7,350	£7,174	Leasehold
38, Kenlor Road SW17 0DF	SW17 0DF	SW17 0	28/07/2023	£650,000	£638,898	FALSE	Terraced	89	£7,303	£7,179	Freehold
60, Rogers Road SW17 0EA	SW17 0EA	SW17 0	16/09/2022	£630,000	£581,966	FALSE	Terraced	81	£7,778	£7,185	Freehold
Flat 3, 35, Khama Road SW17 0EN	SW17 0EN	SW17 0	22/11/2022	£480,000	£460,488	FALSE	Flat	64	£7,500	£7,195	Leasehold
Flat 6, 162, Tooting High Street SW17 0RT	SW17 0RT	SW17 0	13/03/2023	£450,000	£442,091	FALSE	Flat	61	£7,377	£7,247	Leasehold
Flat 9, 1, Recovery Street SW17 0DL	SW17 0DL	SW17 0	26/05/2023	£465,000	£464,126	FALSE	Flat	64	£7,266	£7,252	Leasehold
Flat 3, Rusper House, Tooting High Street SW17 0RX	SW17 0RX	SW17 0	26/07/2022	£450,000	£430,541	FALSE	Flat	59	£7,627	£7,297	Leasehold
21, Thurso Street SW17 0JB	SW17 0JB	SW17 0	25/02/2022	£595,000	£576,608	FALSE	Semi_Detached	79	£7,532	£7,299	Freehold
Ground Floor Flat, 55, Gilbey Road SW17 0QH	SW17 0QH	SW17 0	22/09/2022	£685,000	£644,920	FALSE	Flat	88	£7,784	£7,329	Leasehold
10, Franche Court Road SW17 0JU	SW17 0JU	SW17 0	27/05/2022	£947,500	£917,990	FALSE	Terraced	125	£7,580	£7,344	Freehold
10, Burntwood Lane SW17 0JZ	SW17 0JZ	SW17 0	30/05/2022	£888,000	£860,343	FALSE	Terraced	116	£7,655	£7,417	Freehold
Flat 1, 7, Garratt Terrace SW17 0QE	SW17 0QE	SW17 0	15/02/2022	£475,000	£461,528	FALSE	Flat	62	£7,661	£7,444	Leasehold
55, Huntspill Street SW17 0AA	SW17 0AA	SW17 0	21/11/2022	£698,000	£656,908	FALSE	Terraced	88	£7,932	£7,465	Freehold
39, Alston Road SW17 0TT	SW17 0TT	SW17 0	18/08/2023	£785,000	£763,121	FALSE	Terraced	102	£7,696	£7,482	Freehold
99b, Gilbey Road SW17 0QH	SW17 0QH	SW17 0	24/04/2023	£500,000	£497,191	FALSE	Flat	66	£7,576	£7,533	Leasehold
4, Burntwood Lane SW17 0JZ	SW17 0JZ	SW17 0	25/08/2023	£900,000	£859,259	FALSE	Semi_Detached	114	£7,895	£7,537	Freehold
Flat 5, Anglo American Laundry, Burmester Road SW17 0JS	SW17 0JS	SW17 0	27/03/2023	£730,000	£717,169	FALSE	Flat	95	£7,684	£7,549	Leasehold
First Floor Flat, 29, Garratt Terrace SW17 0QE	SW17 0QE	SW17 0	16/12/2022	£475,000	£460,685	FALSE	Flat	61	£7,787	£7,552	Leasehold
68, Cranmer Terrace SW17 0QS	SW17 0QS	SW17 0	19/05/2023	£500,000	£498,700	FALSE	Terraced	66	£7,576	£7,556	Freehold
55, Pevensey Road SW17 0HP	SW17 0HP	SW17 0	22/07/2022	£875,000	£823,195	FALSE	Semi_Detached	108	£8,102	£7,622	Freehold
15, Burntwood Lane SW17 0JY	SW17 0JY	SW17 0	29/07/2022	£1,182,000	£1,128,095	FALSE	Terraced	148	£7,986	£7,622	Freehold
10, Hepdon Mews SW17 0GP	SW17 0GP	SW17 0	20/03/2023	£750,000	£732,188	FALSE	Terraced	96	£7,813	£7,627	Freehold
29, Franche Court Road SW17 0JX	SW17 0JX	SW17 0	25/08/2023	£1,040,000	£1,011,014	FALSE	Terraced	132	£7,879	£7,659	Freehold
32, Alston Road SW17 0TP	SW17 0TP	SW17 0	29/06/2023	£737,500	£728,637	FALSE	Terraced	95	£7,763	£7,670	Freehold
31, Rostella Road SW17 0HY	SW17 0HY	SW17 0	18/08/2023	£975,000	£947,825	FALSE	Terraced	123	£7,927	£7,706	Freehold
99, Blackshaw Road SW17 0BS	SW17 0BS	SW17 0	24/07/2023	£690,500	£678,707	FALSE	Terraced	88	£7,847	£7,713	Freehold
29, Bellew Street SW17 0AD	SW17 0AD	SW17 0	24/06/2022	£980,000	£945,499	FALSE	Terraced	122	£8,033	£7,750	Freehold
Flat 23, Jean House, Tooting Grove SW17 0QZ	SW17 0QZ	SW17 0	26/08/2022	£405,000	£380,292	FALSE	Flat	49	£8,265	£7,761	Leasehold
Second Floor Flat, 65, Garratt Terrace SW17 0QE	SW17 0QE	SW17 0	12/05/2023	£475,000	£474,107	FALSE	Flat	61	£7,787	£7,772	Leasehold
46, Burntwood Lane SW17 0JZ	SW17 0JZ	SW17 0	28/01/2022	£1,010,000	£997,863	FALSE	Terraced	128	£7,891	£7,796	Freehold
9, Bramston Road SW17 0JR	SW17 0JR	SW17 0	23/03/2023	£735,000	£717,545	FALSE	Terraced	91	£8,077	£7,885	Freehold
66, Alston Road SW17 0TP	SW17 0TP	SW17 0	18/11/2022	£730,000	£678,526	FALSE	Semi_Detached	86	£8,488	£7,890	Freehold
13, Buttercup House, 5, Springfield Drive SW17 0SX	SW17 0SX	SW17 0	27/09/2022	£595,000	£560,186	TRUE	Flat	71	£8,380	£7,890	Leasehold
Flat 1, 28, Tooting High Street SW17 0RG	SW17 0RG	SW17 0	28/06/2022	£600,000	£576,130	FALSE	Flat	73	£8,219	£7,892	Leasehold
190a, Tooting High Street SW17 0SF	SW17 0SF	SW17 0	23/11/2022	£750,000	£714,005	FALSE	Flat	90	£8,333	£7,933	Leasehold
42, Buttercup House, 5, Springfield Drive SW17 0SX	SW17 0SX	SW17 0	23/09/2022	£600,000	£564,894	TRUE	Flat	71	£8,451	£7,956	Leasehold
29, Buttercup House, 5, Springfield Drive SW17 0SX	SW17 0SX	SW17 0	22/09/2022	£600,000	£564,894	TRUE	Flat	71	£8,451	£7,956	Leasehold
75, Kenlor Road SW17 0DG	SW17 0DG	SW17 0	30/05/2023	£575,000	£573,505	FALSE	Terraced	72	£7,986	£7,965	Freehold
54, Fairlight Road SW17 0JD	SW17 0JD	SW17 0	25/02/2022	£575,000	£566,146	FALSE	Terraced	71	£8,099	£7,974	Freehold
21, Worslade Road SW17 0BT	SW17 0BT	SW17 0	17/02/2023	£670,000	£643,178	FALSE	Terraced	80	£8,375	£8,040	Freehold
Flat 25, Marion Court, Tooting High Street SW17 0RU	SW17 0RU	SW17 0	22/04/2022	£600,000	£572,507	FALSE	Flat	71	£8,451	£8,063	Leasehold
44, Fountain Road SW17 0HQ	SW17 0HQ	SW17 0	28/10/2022	£472,000	£445,964	FALSE	Flat	55	£8,582	£8,108	Leasehold
The Maisonette, Hoyle Road SW17 0RR	SW17 0RR	SW17 0	12/05/2023	£358,000	£357,327	FALSE	Flat	44	£8,136	£8,121	Freehold
16, Bluebell House, 3, Springfield Drive SW17 0SR	SW17 0SR	SW17 0	23/08/2022	£590,000	£554,005	TRUE	Flat	68	£8,676	£8,147	Leasehold
19a, Khartoum Road SW17 0JA	SW17 0JA	SW17 0	28/04/2022	£488,000	£465,639	FALSE	Flat	57	£8,561	£8,169	Leasehold
35, Rogers Road, Tooting SW17 0EB	SW17 0EB	SW17 0	29/06/2022	£750,000	£720,163	FALSE	Flat	88	£8,523	£8,184	Freehold
2, Bluebell House, 3, Springfield Drive SW17 0SR	SW17 0SR	SW17 0	20/06/2022	£435,000	£417,694	TRUE	Flat	51	£8,529	£8,190	Leasehold
55, Khama Road SW17 0EN	SW17 0EN	SW17 0	25/11/2022	£725,000	£673,878	FALSE	Semi_Detached	82	£8,841	£8,218	Freehold
43, Buttercup House, 5, Springfield Drive SW17 0SX	SW17 0SX	SW17 0	21/10/2022	£435,000	£411,005	TRUE	Flat	50	£8,700	£8,220	Leasehold
42, Fountain Road SW17 0HQ	SW17 0HQ	SW17 0	20/12/2023	£450,000	£437,637	FALSE	Flat	53	£8,491	£8,257	Leasehold
Flat 26, Burntwood Court, Burntwood Lane SW17 0AH	SW17 0AH	SW17 0	22/08/2022	£220,000	£206,578	FALSE	Flat	25	£8,800	£8,263	Leasehold
Upper Maisonette, 167, Blackshaw Road SW17 0BU	SW17 0BU	SW17 0	24/06/2022	£540,000	£520,989	FALSE	Terraced	63	£8,571	£8,270	Leasehold
69, Franche Court Road SW17 0JX	SW17 0JX	SW17 0	24/06/2022	£450,000	£432,098	FALSE	Flat	52	£8,654	£8,310	Leasehold
91, Burntwood Lane SW17 0AJ	SW17 0AJ	SW17 0	23/01/2023	£700,000	£681,393	FALSE	Flat	82	£8,537	£8,310	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
115, Selkirk Road SW17 0EW	SW17 0EW	SW17 0	08/01/2024	£440,000	£432,266	FALSE	Flat	52	£8,462	£8,313	Leasehold
20b, Graveney Road SW17 0EQ	SW17 0EQ	SW17 0	08/12/2023	£445,000	£432,775	FALSE	Flat	52.01	£8,556	£8,321	Leasehold
64, Graveney Road SW17 0EH	SW17 0EH	SW17 0	29/07/2022	£350,000	£334,038	FALSE	Terraced	40	£8,750	£8,351	Leasehold
11, Hopwood Close SW17 0AG	SW17 0AG	SW17 0	25/03/2022	£720,000	£704,095	FALSE	Terraced	84	£8,571	£8,382	Freehold
25, Fountain Road SW17 0HG	SW17 0HG	SW17 0	27/07/2023	£610,000	£588,686	FALSE	Semi_Detached	70	£8,714	£8,410	Freehold
37, Franche Court Road SW17 0JX	SW17 0JX	SW17 0	23/03/2022	£1,051,400	£1,028,175	FALSE	Terraced	122	£8,618	£8,428	Freehold
2a, Pevensey Road SW17 0HW	SW17 0HW	SW17 0	26/05/2023	£500,000	£499,060	FALSE	Flat	59	£8,475	£8,459	Leasehold
2, Buttercup House, 5, Springfield Drive SW17 0SX	SW17 0SX	SW17 0	23/09/2022	£450,000	£423,670	TRUE	Flat	50	£9,000	£8,473	Leasehold
6, Bellew Street SW17 0AD	SW17 0AD	SW17 0	19/05/2023	£1,050,000	£1,047,270	FALSE	Terraced	123	£8,537	£8,514	Freehold
25, Buttercup House, 5, Springfield Drive SW17 0SX	SW17 0SX	SW17 0	23/09/2022	£598,000	£563,011	TRUE	Flat	66	£9,061	£8,530	Leasehold
Flat 1, Rusper House, Tooting High Street SW17 0RX	SW17 0RX	SW17 0	26/07/2022	£450,000	£430,541	FALSE	Flat	50	£9,000	£8,611	Leasehold
3a, Franche Court Road SW17 0JX	SW17 0JX	SW17 0	29/06/2023	£1,130,000	£1,116,421	FALSE	Terraced	129	£8,760	£8,654	Freehold
10, Aldren Road SW17 0JT	SW17 0JT	SW17 0	16/06/2023	£1,045,000	£1,032,442	FALSE	Terraced	119	£8,782	£8,676	Freehold
3, Castle Mews SW17 0ET	SW17 0ET	SW17 0	24/03/2023	£770,000	£751,713	FALSE	Terraced	86	£8,953	£8,741	Freehold
51, Siward Road SW17 0LB	SW17 0LB	SW17 0	17/02/2023	£450,000	£437,237	FALSE	Flat	50	£9,000	£8,745	Leasehold
68, Selkirk Road SW17 0EP	SW17 0EP	SW17 0	18/02/2022	£845,500	£832,481	FALSE	Terraced	95	£8,900	£8,763	Freehold
71, Kenlor Road SW17 0DG	SW17 0DG	SW17 0	16/12/2022	£698,000	£665,065	FALSE	Terraced	75	£9,307	£8,868	Freehold
32, Buttercup House, 5, Springfield Drive SW17 0SX	SW17 0SX	SW17 0	26/08/2022	£595,000	£558,700	TRUE	Flat	63	£9,444	£8,868	Leasehold
3, Squarey Street SW17 0AB	SW17 0AB	SW17 0	25/10/2022	£910,000	£843,325	FALSE	Terraced	95	£9,579	£8,877	Freehold
15, Pevensey Road SW17 0HP	SW17 0HP	SW17 0	19/05/2023	£530,000	£528,622	FALSE	Flat	59	£8,983	£8,960	Leasehold
4, Aldren Road SW17 0JT	SW17 0JT	SW17 0	30/08/2022	£945,000	£879,301	FALSE	Terraced	98	£9,643	£8,972	Freehold
33, Burmester Road SW17 0JN	SW17 0JN	SW17 0	14/04/2023	£1,020,000	£1,008,608	FALSE	Terraced	112	£9,107	£9,005	Freehold
38, Fairlight Road SW17 0JD	SW17 0JD	SW17 0	16/12/2022	£870,000	£828,949	FALSE	Terraced	92	£9,457	£9,010	Freehold
Flat 4, Rusper House, Tooting High Street SW17 0RX	SW17 0RX	SW17 0	26/07/2022	£360,000	£344,432	FALSE	Flat	38	£9,474	£9,064	Leasehold
20, Worslade Road SW17 0BT	SW17 0BT	SW17 0	27/03/2023	£632,500	£617,479	FALSE	Terraced	68	£9,301	£9,081	Freehold
19, Aldren Road SW17 0JT	SW17 0JT	SW17 0	18/01/2024	£1,120,000	£1,084,205	FALSE	Terraced	118	£9,492	£9,188	Freehold
Apartment 4, 183, Tooting High Street SW17 0SZ	SW17 0SZ	SW17 0	29/06/2022	£370,000	£355,280	FALSE	Flat	38	£9,737	£9,349	Leasehold
31, Bertal Road SW17 0BX	SW17 0BX	SW17 0	21/07/2023	£750,000	£737,190	FALSE	Terraced	78	£9,615	£9,451	Freehold
18, Burmester Road SW17 0JN	SW17 0JN	SW17 0	28/01/2022	£975,000	£963,283	FALSE	Terraced	100	£9,750	£9,633	Freehold
16, Keble Street SW17 0UH	SW17 0UH	SW17 0	11/01/2024	£900,000	£871,236	FALSE	Terraced	90	£10,000	£9,680	Freehold
41, Graveney Road SW17 0EG	SW17 0EG	SW17 0	14/02/2022	£740,000	£728,606	FALSE	Terraced	75	£9,867	£9,715	Freehold
131, Blackshaw Road SW17 0BU	SW17 0BU	SW17 0	26/01/2024	£650,000	£629,226	FALSE	Terraced	64	£10,156	£9,832	Freehold
10, Hopwood Close SW17 0AG	SW17 0AG	SW17 0	24/08/2022	£635,000	£590,853	FALSE	Terraced	60	£10,583	£9,848	Freehold
8, Bellew Street SW17 0AD	SW17 0AD	SW17 0	14/12/2023	£891,600	£854,481	FALSE	Terraced	85	£10,489	£10,053	Freehold
Flat B, 700, Garratt Lane SW17 0NN	SW17 0NN	SW17 0	24/05/2022	£650,000	£625,839	FALSE	Flat	62	£10,484	£10,094	Leasehold
87, Blackshaw Road SW17 0BS	SW17 0BS	SW17 0	18/01/2022	£840,000	£829,906	FALSE	Terraced	82	£10,244	£10,121	Freehold
Flat 2, Rusper House, Tooting High Street SW17 0RX	SW17 0RX	SW17 0	26/07/2022	£360,000	£344,432	FALSE	Flat	34	£10,588	£10,130	Leasehold
145, Fountain Road SW17 0HH	SW17 0HH	SW17 0	28/04/2022	£685,000	£662,550	FALSE	Terraced	65	£10,538	£10,193	Freehold
2, Worslade Road SW17 0BT	SW17 0BT	SW17 0	23/10/2023	£760,000	£720,560	FALSE	Terraced	69	£11,014	£10,443	Freehold
173, Blackshaw Road SW17 0BU	SW17 0BU	SW17 0	21/12/2022	£580,000	£552,632	FALSE	Flat	52	£11,154	£10,628	Leasehold
30a, Fountain Road SW17 0HQ	SW17 0HQ	SW17 0	26/07/2022	£450,000	£430,541	FALSE	Flat	38	£11,842	£11,330	Leasehold
29, Keble Street SW17 0UH	SW17 0UH	SW17 0	15/06/2023	£880,000	£869,425	FALSE	Terraced	71	£12,394	£12,245	Freehold
52, Huntspill Street SW17 0AA	SW17 0AA	SW17 0	29/07/2022	£967,500	£923,377	FALSE	Terraced	73	£13,253	£12,649	Freehold
20, Coverton Road SW17 0QL	SW17 0QL	SW17 0	10/05/2023	£850,000	£847,790	FALSE	Flat	61	£13,934	£13,898	Freehold
		SW17 0 Average							£8,352	£8,066	West of Tooting E
137, Macmillan Way SW17 6AU	SW17 6AU	SW17 6	13/10/2023	£480,000	£466,386	FALSE	Flat	64	£7,500	£7,287	Leasehold
58, Molyneux Drive SW17 6BB	SW17 6BB	SW17 6	12/12/2023	£295,000	£286,896	FALSE	Flat	39	£7,564	£7,356	Leasehold
106, Henry Doulton Drive SW17 6DF	SW17 6DF	SW17 6	26/05/2023	£285,000	£284,464	FALSE	Flat	38	£7,500	£7,486	Leasehold
133, Henry Doulton Drive SW17 6DF	SW17 6DF	SW17 6	15/06/2023	£290,000	£288,101	FALSE	Flat	37	£7,838	£7,787	Leasehold
174, Henry Doulton Drive SW17 6DH	SW17 6DH	SW17 6	18/05/2023	£385,000	£384,276	FALSE	Flat	49	£7,857	£7,842	Leasehold
92, Massingberd Way SW17 6AG	SW17 6AG	SW17 6	23/09/2022	£360,000	£338,936	FALSE	Flat	43	£8,372	£7,882	Leasehold
123, Henry Doulton Drive SW17 6DF	SW17 6DF	SW17 6	09/11/2023	£335,000	£321,092	FALSE	Flat	40	£8,375	£8,027	Leasehold
130, Massingberd Way SW17 6AJ	SW17 6AJ	SW17 6	20/12/2022	£325,000	£315,205	FALSE	Flat	39	£8,333	£8,082	Leasehold
21, Molyneux Drive SW17 6BB	SW17 6BB	SW17 6	27/05/2022	£330,000	£317,733	FALSE	Flat	39	£8,462	£8,147	Leasehold
36, Henry Doulton Drive SW17 6DA	SW17 6DA	SW17 6	18/08/2023	£410,000	£408,462	FALSE	Flat	50	£8,200	£8,169	Leasehold
14, Molyneux Drive SW17 6BA	SW17 6BA	SW17 6	25/08/2023	£415,000	£413,443	FALSE	Flat	50	£8,300	£8,269	Leasehold
92, Henry Doulton Drive SW17 6DE	SW17 6DE	SW17 6	27/05/2022	£350,000	£336,990	FALSE	Flat	39	£8,974	£8,641	Leasehold
76, Henry Doulton Drive SW17 6DD	SW17 6DD	SW17 6	12/01/2024	£750,000	£726,030	FALSE	Terraced	84	£8,929	£8,643	Freehold
182, Henry Doulton Drive SW17 6DH	SW17 6DH	SW17 6	29/04/2022	£680,000	£657,714	FALSE	Terraced	73	£9,315	£9,010	Freehold
		SW17 6 Average							£8,251	£8,045	South of Tooting
First Floor Flat, 182, Trinity Road SW17 7HR	SW17 7HR	SW17 7	26/01/2022	£340,000	£331,875	FALSE	Flat	66	£5,152	£5,028	Leasehold
Flat C, 139, Trinity Road SW17 7HJ	SW17 7HJ	SW17 7	20/10/2023	£475,000	£461,528	FALSE	Flat	90	£5,278	£5,128	Leasehold
Flat 2, Park Hill Court, Beeches Road SW17 7LX	SW17 7LX	SW17 7	25/01/2022	£570,000	£556,379	FALSE	Flat	107	£5,327	£5,200	Leasehold
131, Trinity Road SW17 7HJ	SW17 7HJ	SW17 7	17/05/2023	£1,625,000	£1,620,776	FALSE	Terraced	284	£5,722	£5,707	Freehold
23, Bellevue Road SW17 7EB	SW17 7EB	SW17 7	27/05/2022	£3,250,000	£2,904,200	FALSE	Detached	501	£6,487	£5,797	Freehold
2, Adams Mews SW17 7RD	SW17 7RD	SW17 7	14/04/2023	£840,000	£830,619	FALSE	Terraced	142	£5,915	£5,849	Freehold
Ground Floor Flat, 3, Upper Tooting Park SW17 7SN	SW17 7SN	SW17 7	20/05/2022	£500,000	£481,414	FALSE	Flat	79	£6,329	£6,094	Leasehold
Flat 1, Moira Court, Balham High Road SW17 7AH	SW17 7AH	SW17 7	29/03/2023	£330,000	£324,200	FALSE	Flat	53	£6,226	£6,117	Leasehold
6, Pavilion Square SW17 7DN	SW17 7DN	SW17 7	22/07/2022	£1,105,000	£1,039,578	FALSE	Semi_Detached	166	£6,657	£6,263	Freehold
168, Beechcroft Road SW17 7DG	SW17 7DG	SW17 7	02/02/2024	£865,000	£848,777	FALSE	Terraced	134	£6,455	£6,334	Freehold
50, Fishponds Road SW17 7LG	SW17 7LG	SW17 7	28/01/2022	£702,500	£694,058	FALSE	Terraced	109	£6,445	£6,368	Freehold
27, Gateside Road SW17 7NB	SW17 7NB	SW17 7	23/11/2023	£1,077,750	£1,012,645	FALSE	Terraced	159	£6,778	£6,369	Freehold
Flat 10, Falcon Brook Mansions, Balham High Road SW17 7AN	SW17 7AN	SW17 7	29/04/2022	£475,000	£453,235	FALSE	Flat	71	£6,690	£6,384	Leasehold
47, St Peters Close SW17 7UH	SW17 7UH	SW17 7	27/05/2022	£275,000	£264,778	FALSE	Flat	41	£6,707	£6,458	Leasehold
106, Fircroft Road SW17 7PW	SW17 7PW	SW17 7	21/12/2022	£800,000	£762,252	FALSE	Terraced	118	£6,780	£6,460	Freehold
34, College Gardens SW17 7UG	SW17 7UG	SW17 7	25/08/2023	£513,000	£498,702	FALSE	Terraced	77	£6,662	£6,477	Freehold
Flat 20, Cecil Mansions, Marius Road, Tooting SW17 7QN	SW17 7QN	SW17 7	22/06/2023	£569,000	£565,274	FALSE	Flat	86	£6,616	£6,573	Leasehold
34, Glenburnie Road SW17 7PY	SW17 7PY	SW17 7	06/04/2023	£825,000	£815,786	FALSE	Terraced	124	£6,653	£6,579	Freehold
8, Chancery Mews SW17 7TD	SW17 7TD	SW17 7	28/10/2022	£1,200,000	£1,112,077	FALSE	Terraced	169	£7,101	£6,580	Freehold
14, Gateside Road SW17 7ND	SW17 7ND	SW17 7	10/11/2023	£1,100,000	£1,033,551	FALSE	Terraced	156	£7,051	£6,625	Freehold
15, The Boulevard, Balham High Road SW17 7BW	SW17 7BW	SW17 7	22/03/2024	£550,000	£550,000	FALSE	Flat	83	£6,627	£6,627	Leasehold
8, Upper Tooting Park SW17 7SW	SW17 7SW	SW17 7	27/05/2022	£1,231,800	£1,193,436	FALSE	Terraced	176	£6,999	£6,781	Freehold
Flat 2, 257, Balham High Road SW17 7BD	SW17 7BD	SW17 7	25/11/2022	£405,000	£388,537	FALSE	Flat	57	£7,105	£6,816	Leasehold
Flat 1, 42, Upper Tooting Park SW17 7ST	SW17 7ST	SW17 7	29/04/2022	£435,000	£415,067	FALSE	Flat	60	£7,250	£6,918	Leasehold
Flat 4, 56, Glenburnie Road SW17 7NF	SW17 7NF	SW17 7	20/01/2023	£800,000	£778,735	FALSE	Flat	112	£7,143	£6,953	Leasehold
28, Hebdon Road SW17 7NS	SW17 7NS	SW17 7	26/08/2022	£801,000	£745,312	FALSE	Terraced	107	£7,486	£6,966	Freehold
15, Bevin Square SW17 7BB	SW17 7BB	SW17 7	27/04/2022	£925,000	£894,685	FALSE	Terraced	128	£7,227	£6,990	Freehold
Flat 21, Moira Court, Balham High Road SW17 7AH	SW17 7AH	SW17 7	25/11/2022	£425,000	£407,724	FALSE	Flat	58	£7,328	£7,030	Leasehold
25, Nevis Road SW17 7QL	SW17 7QL	SW17 7	22/04/2022	£915,000	£873,073	FALSE	Flat	124	£7,379	£7,041	Leasehold
First Floor Flat, 59, Noyna Road SW17 7PQ	SW17 7PQ	SW17 7	29/07/2022	£695,000	£664,946	FALSE	Flat	93	£7,473	£7,150	Leasehold
Flat 28, Cecil Mansions, Marius Road, Tooting SW17 7QN	SW17 7QN	SW17 7	11/05/2023	£645,000	£643,788	FALSE	Flat	90	£7,167	£7,153	Leasehold
95, Beechcroft Road SW17 7BP	SW17 7BP	SW17 7	16/09/2022	£1,250,000	£1,154,695	FALSE	Terraced	161	£7,764	£7,172	Freehold
38, Bevin Square SW17 7BB	SW17 7BB	SW17 7	23/09/2022	£997,500	£921,447	FALSE	Terraced	128	£7,793	£7,199	Freehold
Flat 49, Holmbury Court, Upper Tooting Road SW17 7PA	SW17 7PA	SW17 7	20/03/2023	£360,000	£353,673	FALSE	Flat	49	£7,347	£7,218	Leasehold
Flat E, 20, Crockerton Road SW17 7HG	SW17 7HG	SW17 7	26/05/2022	£668,000	£643,170	FALSE	Flat	89	£7,506	£7,227	Leasehold
Flat B, 70, Brodrick Road SW17 7DY	SW17 7DY	SW17 7	21/06/2023	£535,000	£531,497	FALSE	Flat	73	£7,329	£7,281	Leasehold
58, Beechcroft Road SW17 7BY	SW17 7BY	SW17 7	20/01/2023	£835,000	£800,904	FALSE	Terraced	110	£7,591	£7,281	Freehold
8, Gateside Road SW17 7ND	SW17 7ND	SW17 7	22/08/2022	£1,090,000	£1,014,220	FALSE	Terraced	139	£7,842	£7,297	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
121, Fishponds Road SW17 7LL	SW17 7LL	SW17 7	30/03/2023	£705,000	£688,257	FALSE	Terraced	94	£7,500	£7,322	Freehold
41, Noyna Road SW17 7PQ	SW17 7PQ	SW17 7	22/08/2022	£1,115,000	£1,037,482	FALSE	Terraced	141	£7,908	£7,358	Freehold
29, College Gardens SW17 7UF	SW17 7UF	SW17 7	18/11/2022	£422,000	£404,846	FALSE	Flat	55	£7,673	£7,361	Leasehold
61, Hosack Road SW17 7QW	SW17 7QW	SW17 7	22/03/2024	£995,000	£995,000	FALSE	Flat	135	£7,370	£7,370	Leasehold
24, Trinity Crescent SW17 7AE	SW17 7AE	SW17 7	25/02/2022	£2,275,000	£2,204,678	FALSE	Semi_Detached	299	£7,609	£7,374	Freehold
26, Brenda Road SW17 7DB	SW17 7DB	SW17 7	27/01/2023	£750,000	£719,375	FALSE	Flat	97	£7,732	£7,416	Leasehold
24, Bevin Square SW17 7BB	SW17 7BB	SW17 7	29/04/2022	£950,000	£918,866	FALSE	Terraced	123	£7,724	£7,470	Freehold
110, Fircroft Road SW17 7PW	SW17 7PW	SW17 7	23/06/2022	£1,300,000	£1,248,282	FALSE	Flat	167	£7,784	£7,475	Freehold
30, Beechcroft Road SW17 7BY	SW17 7BY	SW17 7	15/12/2023	£1,030,000	£987,119	FALSE	Terraced	131	£7,863	£7,535	Freehold
1, Diana House, 2, Holt Gardens SW17 7FY	SW17 7FY	SW17 7	19/12/2022	£735,000	£712,849	TRUE	Flat	94	£7,819	£7,584	Leasehold
40, Brenda Road SW17 7DB	SW17 7DB	SW17 7	21/12/2022	£477,000	£462,625	FALSE	Flat	61	£7,820	£7,584	Leasehold
84, Fircroft Road SW17 7PW	SW17 7PW	SW17 7	28/10/2022	£405,000	£379,927	FALSE	Flat	50	£8,100	£7,599	Leasehold
Flat 8, Moira Court, Balham High Road SW17 7AH	SW17 7AH	SW17 7	30/03/2022	£427,500	£411,983	FALSE	Flat	54	£7,917	£7,629	Leasehold
5, Noyna Road SW17 7PQ	SW17 7PQ	SW17 7	25/11/2022	£827,000	£778,313	FALSE	Terraced	102	£8,108	£7,631	Freehold
51, Crockerton Road SW17 7HE	SW17 7HE	SW17 7	22/07/2022	£552,500	£528,608	FALSE	Flat	69	£8,007	£7,661	Leasehold
Flat D, 3, Crockerton Road SW17 7HE	SW17 7HE	SW17 7	19/08/2022	£441,000	£414,095	FALSE	Flat	54	£8,167	£7,668	Leasehold
Flat 34, Moira Court, Balham High Road SW17 7AQ	SW17 7AQ	SW17 7	10/02/2023	£420,000	£408,088	FALSE	Flat	53	£7,925	£7,700	Leasehold
1, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	24/11/2022	£600,000	£575,610	TRUE	Flat	73	£8,219	£7,885	Leasehold
Flat 2, 56, Glenburnie Road SW17 7NF	SW17 7NF	SW17 7	27/04/2023	£675,000	£671,208	FALSE	Flat	85	£7,941	£7,897	Leasehold
87, Mandrake Road SW17 7PX	SW17 7PX	SW17 7	21/04/2023	£1,250,000	£1,236,040	FALSE	Terraced	156	£8,013	£7,923	Freehold
28, Fircroft Road SW17 7PS	SW17 7PS	SW17 7	15/12/2022	£1,240,000	£1,181,490	FALSE	Terraced	149	£8,322	£7,929	Freehold
35, Wontner Road SW17 7QT	SW17 7QT	SW17 7	15/12/2023	£1,465,000	£1,404,009	FALSE	Terraced	177	£8,277	£7,932	Freehold
55, Ansell Road SW17 7LT	SW17 7LT	SW17 7	21/02/2022	£880,000	£866,450	FALSE	Terraced	109	£8,073	£7,949	Freehold
Flat 1, 56, Glenburnie Road SW17 7NF	SW17 7NF	SW17 7	13/04/2023	£680,000	£676,180	FALSE	Flat	85	£8,000	£7,955	Leasehold
4, John Hunter Avenue SW17 7FA	SW17 7FA	SW17 7	28/03/2022	£700,000	£684,537	FALSE	Terraced	86	£8,140	£7,960	Freehold
Flat A, 70, Brodrick Road SW17 7DY	SW17 7DY	SW17 7	27/10/2023	£600,000	£582,983	FALSE	Flat	73	£8,219	£7,986	Leasehold
20, Hendham Road SW17 7DQ	SW17 7DQ	SW17 7	20/10/2023	£2,300,000	£2,148,148	FALSE	Semi_Detached	267	£8,614	£8,046	Freehold
Flat 2, Upper Tooting Park Mansions, Marius Road SW17 7QR	SW17 7QR	SW17 7	26/08/2022	£617,500	£579,828	FALSE	Flat	72	£8,576	£8,053	Leasehold
Flat 4, The Bonner Building, 224, Trinity Road SW17 7HP	SW17 7HP	SW17 7	20/04/2022	£650,000	£620,216	FALSE	Flat	77	£8,442	£8,055	Leasehold
First Floor Flat At, 160, Trinity Road SW17 7HT	SW17 7HT	SW17 7	21/04/2023	£365,000	£362,949	FALSE	Flat	45	£8,111	£8,066	Leasehold
16, Hebdon Road SW17 7NS	SW17 7NS	SW17 7	24/03/2023	£1,150,000	£1,122,689	FALSE	Terraced	139	£8,273	£8,077	Freehold
Flat 3, Burlington House, 41, Wandle Road SW17 7DL	SW17 7DL	SW17 7	19/06/2023	£670,000	£665,613	FALSE	Flat	82	£8,171	£8,117	Leasehold
49, Langroyd Road SW17 7PL	SW17 7PL	SW17 7	26/08/2022	£875,000	£814,167	FALSE	Terraced	100	£8,750	£8,142	Freehold
2, John Hunter Avenue SW17 7FA	SW17 7FA	SW17 7	19/12/2022	£735,000	£700,319	FALSE	Terraced	86	£8,547	£8,143	Freehold
Flat 3, 26, Trinity Road SW17 7RE	SW17 7RE	SW17 7	15/02/2023	£495,000	£480,961	FALSE	Flat	59	£8,390	£8,152	Leasehold
24, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	20/12/2022	£750,000	£727,397	TRUE	Flat	89	£8,427	£8,173	Leasehold
4, Fircroft Road SW17 7PS	SW17 7PS	SW17 7	27/10/2022	£1,185,000	£1,098,176	FALSE	Terraced	134	£8,843	£8,195	Freehold
3, St James'S Close SW17 7RU	SW17 7RU	SW17 7	25/11/2022	£725,000	£673,878	FALSE	Semi_Detached	82	£8,841	£8,218	Freehold
Flat 6, The Bonner Building, 224, Trinity Road SW17 7HP	SW17 7HP	SW17 7	27/10/2023	£415,000	£403,230	FALSE	Flat	49	£8,469	£8,229	Leasehold
33, Trinity Road SW17 7SD	SW17 7SD	SW17 7	13/10/2023	£652,500	£618,639	FALSE	Terraced	75	£8,700	£8,249	Freehold
Flat 3, Cecil Mansions, Marius Road, Tooting SW17 7QN	SW17 7QN	SW17 7	22/09/2023	£683,500	£668,395	FALSE	Flat	81	£8,438	£8,252	Leasehold
1, Bevin Square SW17 7BB	SW17 7BB	SW17 7	25/03/2022	£955,000	£933,904	FALSE	Terraced	113	£8,451	£8,265	Freehold
First Floor Flat, 186, Trinity Road SW17 7HR	SW17 7HR	SW17 7	29/04/2022	£407,500	£388,827	FALSE	Flat	47	£8,670	£8,273	Leasehold
6, Appledore Close SW17 7SP	SW17 7SP	SW17 7	19/12/2022	£1,273,108	£1,213,036	FALSE	Terraced	146	£8,720	£8,308	Freehold
17, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	24/06/2022	£900,000	£864,195	TRUE	Flat	104	£8,654	£8,310	Leasehold
107, College Gardens SW17 7UQ	SW17 7UQ	SW17 7	20/11/2023	£650,000	£617,726	FALSE	Other	74	£8,784	£8,348	Freehold
52, Glenburnie Road SW17 7NF	SW17 7NF	SW17 7	24/06/2022	£1,230,000	£1,186,697	FALSE	Terraced	142	£8,662	£8,357	Freehold
72, Beechcroft Road SW17 7DA	SW17 7DA	SW17 7	27/05/2022	£890,000	£862,281	FALSE	Terraced	103	£8,641	£8,372	Freehold
13, St Edmunds Close SW17 7UJ	SW17 7UJ	SW17 7	17/05/2023	£525,000	£511,765	FALSE	Semi_Detached	61	£8,607	£8,390	Freehold
61c, Fishponds Road SW17 7LH	SW17 7LH	SW17 7	22/08/2022	£785,000	£730,424	FALSE	Terraced	87	£9,023	£8,396	Freehold
13, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	28/10/2022	£925,000	£873,977	TRUE	Flat	104	£8,894	£8,404	Leasehold
Flat 16, Marius Mansions, Marius Road SW17 7QG	SW17 7QG	SW17 7	13/03/2023	£360,000	£353,673	FALSE	Flat	42	£8,571	£8,421	Leasehold
Flat 11, Marius Mansions, Marius Road SW17 7QG	SW17 7QG	SW17 7	27/07/2022	£625,000	£597,973	FALSE	Flat	71	£8,803	£8,422	Leasehold
76c, St James'S Drive SW17 7RR	SW17 7RR	SW17 7	17/02/2023	£894,000	£868,644	FALSE	Flat	103	£8,680	£8,433	Leasehold
Flat 20, Upper Tooting Park Mansions, Marius Road SW17 7QR	SW17 7QR	SW17 7	24/02/2022	£660,000	£641,281	FALSE	Flat	76	£8,684	£8,438	Leasehold
53, Mandrake Road SW17 7PZ	SW17 7PZ	SW17 7	29/07/2022	£1,150,000	£1,097,554	FALSE	Terraced	130	£8,846	£8,443	Freehold
6, Upper Tooting Park SW17 7SW	SW17 7SW	SW17 7	23/09/2022	£1,000,000	£912,667	FALSE	Semi_Detached	108	£9,259	£8,451	Freehold
61a, Fishponds Road SW17 7LH	SW17 7LH	SW17 7	24/11/2022	£673,499	£633,849	FALSE	Terraced	75	£8,980	£8,451	Freehold
33, Brenda Road SW17 7DD	SW17 7DD	SW17 7	27/03/2024	£1,321,500	£1,321,500	FALSE	Terraced	156	£8,471	£8,471	Freehold
234, Beechcroft Road SW17 7DP	SW17 7DP	SW17 7	13/04/2023	£1,550,000	£1,532,689	FALSE	Terraced	180	£8,611	£8,515	Freehold
54, Hereward Road SW17 7EY	SW17 7EY	SW17 7	24/06/2022	£565,000	£545,109	FALSE	Terraced	64	£8,828	£8,517	Freehold
9, Langroyd Road SW17 7PL	SW17 7PL	SW17 7	18/02/2022	£850,000	£836,912	FALSE	Terraced	98	£8,673	£8,540	Freehold
21, Pavilion Square SW17 7DN	SW17 7DN	SW17 7	25/08/2023	£585,000	£582,805	FALSE	Flat	68	£8,603	£8,571	Leasehold
44, Moffat Road SW17 7EZ	SW17 7EZ	SW17 7	22/03/2024	£600,000	£600,000	FALSE	Terraced	70	£8,571	£8,571	Freehold
Flat 8, 189, Trinity Road SW17 7HL	SW17 7HL	SW17 7	16/09/2022	£574,000	£540,415	FALSE	Flat	63	£9,111	£8,578	Leasehold
20, Diana House, 2, Holt Gardens SW17 7FY	SW17 7FY	SW17 7	20/06/2022	£760,000	£729,765	TRUE	Flat	85	£8,941	£8,585	Leasehold
86, Glenburnie Road SW17 7NF	SW17 7NF	SW17 7	22/09/2023	£750,000	£712,841	FALSE	Terraced	83	£9,036	£8,588	Freehold
22, Wontner Road SW17 7QT	SW17 7QT	SW17 7	18/03/2024	£815,000	£815,000	FALSE	Flat	94	£8,670	£8,670	Leasehold
25, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	25/11/2022	£690,000	£661,951	TRUE	Flat	76	£9,079	£8,710	Leasehold
7, Hosack Road SW17 7QW	SW17 7QW	SW17 7	12/06/2023	£765,000	£759,991	FALSE	Flat	86	£8,895	£8,837	Leasehold
Flat 1, Rowfant Mansions, Rowfant Road SW17 7AR	SW17 7AR	SW17 7	28/01/2022	£810,000	£790,643	FALSE	Flat	89	£9,101	£8,884	Leasehold
143, Hebdon Road SW17 7NL	SW17 7NL	SW17 7	19/08/2022	£1,300,000	£1,209,620	FALSE	Terraced	136	£9,559	£8,894	Freehold
5, St Catherines Close SW17 7UA	SW17 7UA	SW17 7	23/06/2022	£427,000	£411,967	FALSE	Terraced	46	£9,283	£8,956	Freehold
4, St Hughes Close SW17 7UE	SW17 7UE	SW17 7	17/05/2023	£605,000	£603,427	FALSE	Terraced	67	£9,030	£9,006	Freehold
74a, St James'S Drive SW17 7RR	SW17 7RR	SW17 7	08/12/2023	£780,000	£758,571	FALSE	Flat	84	£9,286	£9,031	Leasehold
35, Brodrick Road SW17 7DX	SW17 7DX	SW17 7	25/03/2022	£2,150,000	£1,941,431	FALSE	Detached	213	£10,094	£9,115	Freehold
32, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	21/10/2022	£600,000	£566,904	TRUE	Flat	62	£9,677	£9,144	Leasehold
19, Althorp Road SW17 7ED	SW17 7ED	SW17 7	08/12/2023	£1,970,000	£1,887,985	FALSE	Terraced	206	£9,563	£9,165	Freehold
42, Hosack Road SW17 7QP	SW17 7QP	SW17 7	12/05/2023	£892,500	£890,822	FALSE	Flat	97	£9,201	£9,184	Leasehold
35, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	24/01/2023	£530,000	£515,912	TRUE	Flat	56	£9,464	£9,213	Leasehold
Flat 4, 10, Trinity Crescent SW17 7AE	SW17 7AE	SW17 7	21/09/2022	£354,000	£333,287	FALSE	Flat	36	£9,833	£9,258	Leasehold
24, St Benets Close SW17 7UB	SW17 7UB	SW17 7	24/10/2023	£655,000	£621,009	FALSE	Terraced	67	£9,776	£9,269	Freehold
58, Rowfant Road SW17 7AS	SW17 7AS	SW17 7	16/06/2023	£1,950,000	£1,926,567	FALSE	Terraced	205	£9,512	£9,398	Freehold
Flat A, 3, Crockerton Road SW17 7HE	SW17 7HE	SW17 7	26/10/2023	£525,000	£510,110	FALSE	Flat	54	£9,722	£9,446	Leasehold
10, Hosack Road SW17 7QP	SW17 7QP	SW17 7	21/02/2023	£1,399,950	£1,343,905	FALSE	Terraced	142	£9,859	£9,464	Freehold
29, Nottingham Road SW17 7EA	SW17 7EA	SW17 7	28/04/2022	£1,685,000	£1,602,131	FALSE	Semi_Detached	169	£9,970	£9,480	Freehold
1, 55, Wandle Road SW17 7DL	SW17 7DL	SW17 7	27/05/2022	£1,750,000	£1,563,800	FALSE	Detached	164	£10,671	£9,535	Freehold
34, Hosack Road SW17 7QP	SW17 7QP	SW17 7	23/06/2023	£841,000	£830,894	FALSE	Flat	87	£9,667	£9,551	Leasehold
47, Wandle Road SW17 7DL	SW17 7DL	SW17 7	26/08/2022	£3,500,000	£3,256,669	FALSE	Terraced	339	£10,324	£9,607	Freehold
11, Hendham Road SW17 7DH	SW17 7DH	SW17 7	27/04/2023	£1,650,000	£1,631,572	FALSE	Terraced	168	£9,821	£9,712	Freehold
30, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	18/11/2022	£405,000	£388,537	TRUE	Flat	40	£10,125	£9,713	Leasehold
86, Brodrick Road SW17 7DY	SW17 7DY	SW17 7	11/01/2024	£2,775,000	£2,686,312	FALSE	Terraced	276	£10,054	£9,733	Freehold
12, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	29/07/2022	£450,000	£430,541	TRUE	Flat	44	£10,227	£9,785	Leasehold
Flat B, 192, Trinity Road SW17 7HR	SW17 7HR	SW17 7	15/03/2023	£730,000	£717,169	FALSE	Flat	73	£10,000	£9,824	Leasehold
4, Nevis Road SW17 7QX	SW17 7QX	SW17 7	18/10/2023	£870,678	£845,984	FALSE	Flat	86	£10,124	£9,837	Leasehold
27, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	22/11/2022	£400,000	£383,740	TRUE	Flat	39	£10,256	£9,839	Leasehold
12, Brodrick Road SW17 7DZ	SW17 7DZ	SW17 7	26/10/2022	£2,650,000	£2,455,837	FALSE	Terraced	249	£10,643	£9,863	Freehold
22, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	26/08/2022	£685,000	£643,210	TRUE	Flat	65	£10,538	£9,896	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
74, Glenburnie Road SW17 7NF	SW17 7NF	SW17 7	24/06/2022	£668,500	£644,965	FALSE	Terraced	65	£10,285	£9,923	Freehold
Flat 2, 98, Trinity Road SW17 7RL	SW17 7RL	SW17 7	19/12/2022	£555,000	£538,274	FALSE	Flat	54	£10,278	£9,968	Leasehold
144, Trinity Road SW17 7HS	SW17 7HS	SW17 7	27/04/2023	£2,150,000	£2,074,875	FALSE	Semi_Detached	208	£10,337	£9,975	Freehold
27b, Trinity Crescent SW17 7AG	SW17 7AG	SW17 7	16/05/2023	£400,000	£399,248	FALSE	Flat	40	£10,000	£9,981	Leasehold
Flat 1, 125, Trinity Road SW17 7SQ	SW17 7SQ	SW17 7	27/10/2022	£570,000	£538,559	FALSE	Flat	53	£10,755	£10,161	Leasehold
20a, Marius Road SW17 7QQ	SW17 7QQ	SW17 7	23/08/2023	£680,000	£661,047	FALSE	Terraced	65	£10,462	£10,170	Leasehold
Flat 2, 35, Crockerton Road SW17 7HE	SW17 7HE	SW17 7	27/05/2022	£425,000	£409,202	FALSE	Flat	40	£10,625	£10,230	Leasehold
20, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	25/07/2022	£460,000	£440,108	TRUE	Flat	43	£10,698	£10,235	Leasehold
8, Brodrick Road SW17 7DZ	SW17 7DZ	SW17 7	25/10/2022	£3,250,000	£3,011,876	FALSE	Terraced	292	£11,130	£10,315	Freehold
15, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	21/10/2022	£740,000	£699,181	TRUE	Flat	67	£11,045	£10,436	Leasehold
68, Fircroft Road SW17 7PW	SW17 7PW	SW17 7	26/09/2022	£1,192,500	£1,101,579	FALSE	Terraced	105	£11,357	£10,491	Freehold
58, Wandle Road SW17 7DW	SW17 7DW	SW17 7	24/06/2022	£2,100,000	£1,995,086	FALSE	Semi_Detached	189	£11,111	£10,556	Freehold
The Limes, Upper Tooting Park SW17 7SU	SW17 7SU	SW17 7	27/03/2023	£882,500	£840,476	FALSE	Semi_Detached	79	£11,171	£10,639	Freehold
58, St James'S Drive SW17 7RT	SW17 7RT	SW17 7	27/09/2023	£2,900,000	£2,756,317	FALSE	Terraced	257	£11,284	£10,725	Freehold
14, Nevis Road SW17 7QX	SW17 7QX	SW17 7	20/02/2023	£820,000	£796,743	FALSE	Flat	74	£11,081	£10,767	Leasehold
8, Appledore Close SW17 7SP	SW17 7SP	SW17 7	18/11/2022	£1,100,000	£1,035,241	FALSE	Terraced	94	£11,702	£11,013	Freehold
Flat 6, 56, Glenburnie Road SW17 7NF	SW17 7NF	SW17 7	18/11/2022	£425,000	£407,724	FALSE	Flat	37	£11,486	£11,020	Leasehold
2, St Hildas Close SW17 7UL	SW17 7UL	SW17 7	27/04/2022	£450,000	£435,252	FALSE	Terraced	39	£11,538	£11,160	Freehold
6, Brenda Road SW17 7DB	SW17 7DB	SW17 7	30/05/2023	£1,240,000	£1,236,776	FALSE	Terraced	110	£11,273	£11,243	Freehold
5, Althorp Road SW17 7ED	SW17 7ED	SW17 7	22/03/2024	£2,150,000	£2,150,000	FALSE	Semi_Detached	184	£11,685	£11,685	Freehold
16, Althorp Road SW17 7ED	SW17 7ED	SW17 7	09/06/2023	£1,801,500	£1,779,851	FALSE	Terraced	151	£11,930	£11,787	Freehold
Flat 4, St. Martins Court, 140, Trinity Road SW17 7HS	SW17 7HS	SW17 7	29/09/2023	£500,000	£488,950	FALSE	Flat	41	£12,195	£11,926	Leasehold
19a, Brodrick Road SW17 7DX	SW17 7DX	SW17 7	23/08/2022	£1,425,000	£1,325,930	FALSE	Terraced	110	£12,955	£12,054	Freehold
The Courtyard, Rear Of 15, Bellevue Road SW17 7EG	SW17 7EG	SW17 7	30/05/2023	£3,800,000	£3,790,121	FALSE	Terraced	314	£12,102	£12,070	Freehold
63, St James'S Drive SW17 7RW	SW17 7RW	SW17 7	21/06/2023	£1,581,033	£1,530,883	FALSE	Semi_Detached	126	£12,548	£12,150	Freehold
116a, Beechcroft Road SW17 7DA	SW17 7DA	SW17 7	22/06/2023	£700,000	£695,416	FALSE	Flat	53	£13,208	£13,121	Leasehold
Second Floor Flat, 186, Trinity Road SW17 7HR	SW17 7HR	SW17 7	25/08/2022	£695,000	£652,599	FALSE	Flat	47	£14,787	£13,885	Leasehold
Flat 1, 31, Rowfant Road SW17 7AP	SW17 7AP	SW17 7	25/11/2022	£910,000	£873,008	FALSE	Flat	61	£14,918	£14,312	Leasehold
Flat A, 14, Chetwode Road SW17 7RF	SW17 7RF	SW17 7	29/04/2022	£762,501	£727,562	FALSE	Flat	50.4	£15,129	£14,436	Leasehold
		SW17 7 Average							£8,861	£8,525	North West of To
284, Franciscan Road, Tooting SW17 8HF	SW17 8HF	SW17 8	14/12/2023	£770,000	£737,943	FALSE	Terraced	145	£5,310	£5,089	Freehold
184, Mantilla Road, Balham SW17 8DU	SW17 8DU	SW17 8	18/08/2023	£1,171,937	£1,139,273	FALSE	Terraced	222	£5,279	£5,132	Freehold
56, Barringer Square SW17 8EE	SW17 8EE	SW17 8	15/10/2023	£430,000	£417,804	FALSE	Flat	80	£5,375	£5,223	Leasehold
Flat B, 95, Tooting Bec Road SW17 8BW	SW17 8BW	SW17 8	17/02/2023	£530,000	£514,968	FALSE	Flat	98	£5,408	£5,255	Leasehold
208, Tooting Bec Road SW17 8BN	SW17 8BN	SW17 8	26/05/2023	£396,000	£394,971	FALSE	Terraced	75	£5,280	£5,266	Leasehold
51, Franciscan Road, Tooting SW17 8EA	SW17 8EA	SW17 8	23/10/2023	£420,000	£398,204	FALSE	Flat	75	£5,600	£5,309	Freehold
223, Lessingham Avenue, Tooting SW17 8NQ	SW17 8NQ	SW17 8	25/08/2023	£450,000	£437,458	FALSE	Terraced	80	£5,625	£5,468	Freehold
The First And Second Floor Flat, 16, Ritherdon Road SW17 8QD	SW17 8QD	SW17 8	29/01/2024	£495,000	£486,300	FALSE	Flat	88	£5,625	£5,526	Leasehold
110, Barringer Square SW17 8EF	SW17 8EF	SW17 8	25/08/2022	£395,000	£370,902	FALSE	Flat	66	£5,985	£5,620	Leasehold
62, Montana Road SW17 8SN	SW17 8SN	SW17 8	19/07/2023	£700,000	£688,044	FALSE	Terraced	121	£5,785	£5,686	Freehold
Flat 1, 35, Foulser Road SW17 8UE	SW17 8UE	SW17 8	27/06/2022	£515,000	£494,512	FALSE	Flat	86	£5,988	£5,750	Leasehold
13, Totterdown Street SW17 8TB	SW17 8TB	SW17 8	30/08/2023	£415,000	£403,433	FALSE	Terraced	70	£5,929	£5,763	Freehold
Flat C, 4, Foxbourne Road, Balham SW17 8EW	SW17 8EW	SW17 8	30/05/2022	£485,000	£466,972	FALSE	Flat	81	£5,988	£5,765	Leasehold
Flat 3, 109, Tooting Bec Road SW17 8BW	SW17 8BW	SW17 8	28/01/2022	£475,000	£463,649	FALSE	Flat	79	£6,013	£5,869	Leasehold
20, Stapleton Road SW17 8AU	SW17 8AU	SW17 8	17/06/2022	£1,050,000	£1,013,034	FALSE	Terraced	172	£6,105	£5,890	Freehold
121a, Franciscan Road, Tooting SW17 8DZ	SW17 8DZ	SW17 8	23/03/2022	£616,000	£593,641	FALSE	Flat	100	£6,160	£5,936	Leasehold
Flat B, 66, Huron Road SW17 8RD	SW17 8RD	SW17 8	17/01/2023	£595,000	£579,184	FALSE	Flat	96	£6,198	£6,033	Leasehold
87, Hillbrook Road SW17 8SF	SW17 8SF	SW17 8	21/12/2022	£650,000	£619,329	FALSE	Terraced	101	£6,436	£6,132	Freehold
Ground Floor Maisonette, 4, Stapleton Road SW17 8AU	SW17 8AU	SW17 8	22/04/2022	£520,000	£502,958	FALSE	Flat	82	£6,341	£6,134	Leasehold
31, Ashvale Road SW17 8PW	SW17 8PW	SW17 8	27/11/2023	£790,000	£742,278	FALSE	Terraced	121	£6,529	£6,135	Freehold
7, Vant Road, Tooting SW17 8TH	SW17 8TH	SW17 8	28/06/2023	£427,500	£424,701	FALSE	Flat	69	£6,196	£6,155	Leasehold
Flat 3, 132, Ritherdon Road SW17 8QQ	SW17 8QQ	SW17 8	19/01/2023	£500,000	£486,709	FALSE	Flat	79	£6,329	£6,161	Leasehold
Flat 16, Elmfield Mansions, Elmfield Road SW17 8AA	SW17 8AA	SW17 8	21/04/2023	£565,000	£561,826	FALSE	Flat	90	£6,278	£6,243	Leasehold
Flat 5, 98, Elmbourne Road SW17 8JH	SW17 8JH	SW17 8	18/02/2022	£720,000	£702,612	FALSE	Flat	111	£6,486	£6,330	Leasehold
14, Gassiot Road SW17 8LA	SW17 8LA	SW17 8	27/09/2023	£750,000	£712,841	FALSE	Terraced	112	£6,696	£6,365	Freehold
4, Netherfield Road SW17 8AZ	SW17 8AZ	SW17 8	24/06/2022	£890,000	£854,593	FALSE	Flat	133	£6,692	£6,426	Leasehold
4, Blakenham Road SW17 8ND	SW17 8ND	SW17 8	24/04/2023	£775,000	£766,345	FALSE	Terraced	119	£6,513	£6,440	Freehold
Flat 30, Elmfield Mansions, Elmfield Road SW17 8AA	SW17 8AA	SW17 8	20/12/2023	£625,000	£607,830	FALSE	Flat	94	£6,649	£6,466	Leasehold
Flat 36b, Elmfield Mansions, Elmfield Road SW17 8AA	SW17 8AA	SW17 8	25/07/2023	£650,000	£648,169	FALSE	Flat	100	£6,500	£6,482	Leasehold
80, Louisville Road SW17 8RU	SW17 8RU	SW17 8	10/01/2024	£1,830,000	£1,771,514	FALSE	Terraced	273	£6,703	£6,489	Freehold
245, Franciscan Road, Tooting SW17 8HQ	SW17 8HQ	SW17 8	25/02/2022	£890,245	£876,537	FALSE	Terraced	135	£6,594	£6,493	Freehold
16, Foulser Road SW17 8UD	SW17 8UD	SW17 8	15/06/2023	£1,100,000	£1,086,781	FALSE	Terraced	167	£6,587	£6,508	Freehold
57, Tooting Bec Road SW17 8BP	SW17 8BP	SW17 8	20/05/2022	£813,000	£782,780	FALSE	Flat	119	£6,832	£6,578	Leasehold
194, Franciscan Road, Tooting SW17 8HG	SW17 8HG	SW17 8	29/07/2022	£690,000	£658,532	FALSE	Terraced	100	£6,900	£6,585	Freehold
89, Brudenell Road, Tooting SW17 8DD	SW17 8DD	SW17 8	18/08/2023	£970,000	£942,965	FALSE	Terraced	142	£6,831	£6,641	Freehold
4, Hillbrook Road SW17 8SG	SW17 8SG	SW17 8	29/09/2023	£720,000	£684,327	FALSE	Terraced	103	£6,990	£6,644	Freehold
50, Vant Road, Tooting SW17 8TJ	SW17 8TJ	SW17 8	19/01/2023	£1,350,000	£1,294,875	FALSE	Terraced	194	£6,959	£6,675	Freehold
Flat 3, 111, Ritherdon Road SW17 8QH	SW17 8QH	SW17 8	08/11/2023	£525,000	£503,204	FALSE	Flat	75	£7,000	£6,709	Leasehold
227, Franciscan Road, Tooting SW17 8HQ	SW17 8HQ	SW17 8	18/11/2022	£1,025,000	£964,657	FALSE	Terraced	143	£7,168	£6,746	Freehold
30b, Elmfield Mansions, Elmfield Road SW17 8AA	SW17 8AA	SW17 8	10/11/2023	£662,500	£634,995	FALSE	Flat	94	£7,048	£6,755	Leasehold
46, Louisville Road SW17 8RW	SW17 8RW	SW17 8	27/11/2023	£810,721	£777,063	FALSE	Flat	115	£7,050	£6,757	Leasehold
3, 65, Foxbourne Road, Balham SW17 8EN	SW17 8EN	SW17 8	19/12/2023	£425,000	£413,324	FALSE	Flat	61	£6,967	£6,776	Leasehold
Flat 4, 21, Manville Road SW17 8JW	SW17 8JW	SW17 8	26/05/2023	£692,500	£691,198	FALSE	Flat	102	£6,789	£6,776	Leasehold
80, Hillbury Road, Balham SW17 8JT	SW17 8JT	SW17 8	26/08/2022	£1,145,500	£1,065,861	FALSE	Terraced	156	£7,343	£6,832	Freehold
6, Letchworth Street, Tooting SW17 8SX	SW17 8SX	SW17 8	19/12/2022	£1,100,000	£1,048,096	FALSE	Terraced	153	£7,190	£6,850	Freehold
100, Barringer Square SW17 8EF	SW17 8EF	SW17 8	17/03/2023	£469,000	£460,757	FALSE	Flat	67	£7,000	£6,877	Leasehold
48, Foulser Road SW17 8UD	SW17 8UD	SW17 8	22/09/2023	£1,225,000	£1,145,968	FALSE	Semi_Detached	166	£7,380	£6,903	Freehold
71, Gassiot Road SW17 8LB	SW17 8LB	SW17 8	27/01/2023	£790,000	£757,742	FALSE	Terraced	109	£7,248	£6,952	Freehold
106, Mantilla Road, Balham SW17 8DU	SW17 8DU	SW17 8	22/08/2023	£810,000	£806,961	FALSE	Flat	116	£6,983	£6,957	Leasehold
88, Chasefield Road SW17 8LN	SW17 8LN	SW17 8	18/09/2023	£930,000	£883,922	FALSE	Terraced	127	£7,323	£6,960	Freehold
146, Gassiot Road SW17 8LE	SW17 8LE	SW17 8	26/08/2022	£727,500	£676,922	FALSE	Terraced	97	£7,500	£6,979	Freehold
55, Eswyn Road SW17 8TR	SW17 8TR	SW17 8	25/07/2023	£860,000	£845,312	FALSE	Terraced	121	£7,107	£6,986	Freehold
29, Moring Road, Tooting SW17 8DN	SW17 8DN	SW17 8	27/05/2022	£617,500	£594,547	FALSE	Flat	85	£7,265	£6,995	Freehold
Flat 4, 37, Dafforne Road SW17 8TY	SW17 8TY	SW17 8	21/11/2022	£475,000	£455,691	FALSE	Flat	65	£7,308	£7,011	Leasehold
Top Floor Flat, 43, Drakefield Road SW17 8RT	SW17 8RT	SW17 8	19/07/2023	£460,000	£458,704	FALSE	Flat	65	£7,077	£7,057	Leasehold
73, Tooting Bec Road SW17 8BP	SW17 8BP	SW17 8	24/11/2023	£835,000	£800,334	FALSE	Flat	113	£7,389	£7,083	Leasehold
Flat 2, 52, Dafforne Road SW17 8TZ	SW17 8TZ	SW17 8	25/03/2022	£450,000	£433,666	FALSE	Flat	61	£7,377	£7,109	Leasehold
Flat 1, 91, Lucien Road SW17 8HS	SW17 8HS	SW17 8	20/01/2022	£350,000	£341,636	FALSE	Flat	48	£7,292	£7,117	Leasehold
Flat B, 51, Carminia Road SW17 8AJ	SW17 8AJ	SW17 8	28/07/2023	£600,000	£598,310	FALSE	Flat	84	£7,143	£7,123	Leasehold
26, Brandreth Road SW17 8ER	SW17 8ER	SW17 8	25/08/2023	£1,750,000	£1,701,225	FALSE	Terraced	238	£7,353	£7,148	Freehold
5a, Louisville Road SW17 8RL	SW17 8RL	SW17 8	10/02/2023	£700,000	£680,146	FALSE	Flat	95	£7,368	£7,159	Leasehold
1, Dewey Street SW17 8TQ	SW17 8TQ	SW17 8	16/12/2022	£890,000	£848,005	FALSE	Terraced	118	£7,542	£7,186	Freehold
67, Brudenell Road, Tooting SW17 8DB	SW17 8DB	SW17 8	27/03/2023	£1,016,500	£992,359	FALSE	Terraced	138	£7,366	£7,191	Freehold
13, Longmead Road SW17 8PN	SW17 8PN	SW17 8	29/07/2022	£870,000	£830,323	FALSE	Terraced	115	£7,565	£7,220	Freehold
45, Chasefield Road SW17 8LW	SW17 8LW	SW17 8	15/06/2023	£795,000	£785,446	FALSE	Terraced	108	£7,361	£7,273	Freehold
31, Montana Road SW17 8SN	SW17 8SN	SW17 8	21/10/2022	£1,312,500	£1,216,335	FALSE	Terraced	167	£7,859	£7,283	Freehold
41, Huron Road SW17 8RE	SW17 8RE	SW17 8	22/09/2023	£2,100,000	£1,995,954	FALSE	Terraced	274	£7,664	£7,285	Freehold
Flat 4, 55, Dafforne Road SW17 8TY	SW17 8TY	SW17 8	27/05/2022	£425,000	£409,202	FALSE	Flat	56	£7,589	£7,307	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
10, Sainfoin Road SW17 8EP	SW17 8EP	SW17 8	29/04/2022	£1,270,000	£1,228,378	FALSE	Terraced	168	£7,560	£7,312	Freehold
49, Childebert Road SW17 8EY	SW17 8EY	SW17 8	30/03/2022	£1,530,000	£1,496,202	FALSE	Terraced	204	£7,500	£7,334	Freehold
65, Tooting Bec Road SW17 8BP	SW17 8BP	SW17 8	27/01/2023	£770,000	£749,533	FALSE	Flat	102	£7,549	£7,348	Leasehold
Flat 2, 13, Streathbourne Road SW17 8QZ	SW17 8QZ	SW17 8	30/03/2022	£460,000	£443,303	FALSE	Flat	60	£7,667	£7,388	Leasehold
Flat 2, 1, Veronica Road SW17 8QL	SW17 8QL	SW17 8	29/11/2022	£736,000	£706,081	FALSE	Flat	95	£7,747	£7,432	Leasehold
38c, Ritherdon Road SW17 8QF	SW17 8QF	SW17 8	20/05/2022	£550,000	£529,556	FALSE	Flat	71	£7,746	£7,459	Leasehold
112, Lessingham Avenue, Tooting SW17 8NF	SW17 8NF	SW17 8	30/03/2022	£587,500	£574,522	FALSE	Terraced	77	£7,630	£7,461	Freehold
282, Cowick Road SW17 8LQ	SW17 8LQ	SW17 8	14/02/2024	£716,600	£703,160	FALSE	Terraced	94	£7,623	£7,480	Freehold
22, Veronica Road SW17 8QL	SW17 8QL	SW17 8	20/04/2022	£3,825,000	£3,699,643	FALSE	Terraced	494	£7,743	£7,489	Freehold
Flat 5, 70, Elmbourne Road SW17 8JJ	SW17 8JJ	SW17 8	18/11/2022	£650,000	£623,577	FALSE	Flat	83	£7,831	£7,513	Leasehold
30, Childebert Road SW17 8EX	SW17 8EX	SW17 8	15/12/2023	£1,725,000	£1,653,185	FALSE	Terraced	220	£7,841	£7,514	Freehold
152, Eswyn Road SW17 8TN	SW17 8TN	SW17 8	12/12/2023	£975,000	£934,409	FALSE	Terraced	124	£7,863	£7,536	Freehold
21b, Moring Road, Tooting SW17 8DN	SW17 8DN	SW17 8	22/09/2023	£370,000	£361,823	FALSE	Flat	48	£7,708	£7,538	Leasehold
Flat 3, 2, Undine Street SW17 8PR	SW17 8PR	SW17 8	28/10/2022	£400,000	£377,936	FALSE	Flat	50	£8,000	£7,559	Leasehold
Flat 1, 2c, Cowick Road SW17 8PG	SW17 8PG	SW17 8	24/07/2023	£493,500	£492,110	FALSE	Flat	65	£7,592	£7,571	Leasehold
69, Vant Road, Tooting SW17 8TG	SW17 8TG	SW17 8	30/08/2022	£941,729	£876,257	FALSE	Terraced	115	£8,189	£7,620	Freehold
106, Topsham Road SW17 8SP	SW17 8SP	SW17 8	16/12/2022	£715,255	£681,505	FALSE	Terraced	89	£8,037	£7,657	Freehold
316, Derinton Road SW17 8HU	SW17 8HU	SW17 8	10/02/2023	£400,000	£383,987	FALSE	Terraced	50	£8,000	£7,680	Freehold
34, Valnay Street SW17 8PT	SW17 8PT	SW17 8	10/01/2024	£1,160,000	£1,122,927	FALSE	Terraced	146	£7,945	£7,691	Freehold
44, Ashvale Road SW17 8PW	SW17 8PW	SW17 8	24/06/2022	£878,500	£847,572	FALSE	Terraced	110	£7,986	£7,705	Freehold
48, Avoca Road SW17 8SL	SW17 8SL	SW17 8	29/09/2022	£1,330,000	£1,252,181	FALSE	Flat	161	£8,261	£7,778	Freehold
34, Eswyn Road SW17 8TP	SW17 8TP	SW17 8	16/02/2024	£880,000	£863,495	FALSE	Terraced	111	£7,928	£7,779	Freehold
42, Chasefield Road SW17 8LN	SW17 8LN	SW17 8	29/07/2022	£1,055,000	£1,006,886	FALSE	Terraced	129	£8,178	£7,805	Freehold
25, Montana Road SW17 8SN	SW17 8SN	SW17 8	14/02/2023	£1,085,000	£1,041,564	FALSE	Terraced	133	£8,158	£7,831	Freehold
Flat C, 17, Dafforne Road SW17 8TY	SW17 8TY	SW17 8	21/04/2022	£460,000	£438,922	FALSE	Flat	56	£8,214	£7,838	Leasehold
206, Lessingham Avenue SW17 8NH	SW17 8NH	SW17 8	14/12/2023	£584,999	£560,644	FALSE	Terraced	71	£8,239	£7,896	Freehold
39, Vant Road, Tooting SW17 8TG	SW17 8TG	SW17 8	16/09/2022	£470,000	£442,500	FALSE	Flat	56	£8,393	£7,902	Leasehold
127, Mantilla Road, Balham SW17 8DX	SW17 8DX	SW17 8	25/01/2023	£715,000	£695,995	FALSE	Flat	88	£8,125	£7,909	Leasehold
Flat 1, Elmfield Mansions, Elmfield Road SW17 8AA	SW17 8AA	SW17 8	17/06/2022	£685,000	£657,749	FALSE	Flat	83	£8,253	£7,925	Leasehold
43, Hillbury Road, Balham SW17 8JT	SW17 8JT	SW17 8	13/03/2023	£388,000	£381,180	FALSE	Flat	48	£8,083	£7,941	Leasehold
77, Huron Road SW17 8RG	SW17 8RG	SW17 8	24/02/2023	£3,300,000	£3,167,890	FALSE	Terraced	398	£8,291	£7,960	Freehold
106, Streathbourne Road SW17 8QY	SW17 8QY	SW17 8	29/07/2022	£2,650,000	£2,366,147	FALSE	Detached	297	£8,923	£7,967	Freehold
32a, Topsham Road SW17 8SJ	SW17 8SJ	SW17 8	11/12/2023	£740,000	£709,192	FALSE	Terraced	89	£8,315	£7,968	Freehold
12, Mantilla Road, Balham SW17 8DT	SW17 8DT	SW17 8	24/01/2022	£653,500	£640,008	FALSE	Flat	80	£8,169	£8,000	Leasehold
279, Derinton Road SW17 8HT	SW17 8HT	SW17 8	25/05/2022	£612,000	£592,939	FALSE	Terraced	74	£8,270	£8,013	Freehold
35, Manville Road SW17 8JW	SW17 8JW	SW17 8	30/03/2022	£3,000,000	£2,933,730	FALSE	Terraced	366	£8,197	£8,016	Freehold
126, Eswyn Road SW17 8TN	SW17 8TN	SW17 8	20/09/2023	£826,500	£785,550	FALSE	Terraced	98	£8,434	£8,016	Freehold
Flat 1, 69, Huron Road SW17 8RG	SW17 8RG	SW17 8	27/05/2022	£550,000	£529,556	FALSE	Flat	66	£8,333	£8,024	Leasehold
8, Bevill Allen Close, Tooting SW17 8PX	SW17 8PX	SW17 8	29/03/2022	£375,000	£361,388	FALSE	Flat	45	£8,333	£8,031	Leasehold
Flat 5, 19, Hillbury Road, Balham SW17 8JT	SW17 8JT	SW17 8	23/08/2022	£385,000	£361,512	FALSE	Flat	45	£8,556	£8,034	Leasehold
57, Ritherdon Road SW17 8QE	SW17 8QE	SW17 8	15/12/2023	£1,900,000	£1,735,323	FALSE	Detached	216	£8,796	£8,034	Freehold
131, Mantilla Road, Balham SW17 8DX	SW17 8DX	SW17 8	26/01/2022	£1,150,000	£1,136,180	FALSE	Terraced	140	£8,214	£8,116	Freehold
Flat C, 15, Elmbourne Road SW17 8JS	SW17 8JS	SW17 8	22/05/2023	£805,000	£803,487	FALSE	Flat	99	£8,131	£8,116	Leasehold
25, Terrapin Road SW17 8QN	SW17 8QN	SW17 8	22/03/2022	£3,100,000	£3,031,521	FALSE	Terraced	373	£8,311	£8,127	Freehold
Flat 1, 26, Carminia Road SW17 8AH	SW17 8AH	SW17 8	23/02/2024	£895,000	£886,651	FALSE	Flat	109	£8,211	£8,134	Leasehold
Flat 7, 83, Huron Road SW17 8RG	SW17 8RG	SW17 8	24/10/2022	£875,000	£826,735	FALSE	Flat	101	£8,663	£8,186	Leasehold
45, Avoca Road SW17 8SL	SW17 8SL	SW17 8	26/05/2023	£870,000	£867,738	FALSE	Terraced	106	£8,208	£8,186	Freehold
97, Foxbourne Road, Balham SW17 8EN	SW17 8EN	SW17 8	29/04/2022	£585,000	£558,194	FALSE	Flat	68	£8,603	£8,209	Leasehold
168, Derinton Road SW17 8HY	SW17 8HY	SW17 8	28/09/2023	£590,500	£561,243	FALSE	Terraced	68	£8,684	£8,254	Freehold
56, Stapleton Road SW17 8AU	SW17 8AU	SW17 8	20/07/2023	£875,000	£872,535	FALSE	Flat	105	£8,333	£8,310	Leasehold
73, Chasefield Road SW17 8LW	SW17 8LW	SW17 8	29/09/2023	£1,050,000	£997,977	FALSE	Terraced	120	£8,750	£8,316	Freehold
75, Lessingham Avenue, Tooting SW17 8NG	SW17 8NG	SW17 8	19/08/2022	£735,000	£683,901	FALSE	Terraced	82	£8,963	£8,340	Freehold
14, Cheriton Square SW17 8AE	SW17 8AE	SW17 8	25/02/2022	£1,456,625	£1,411,600	FALSE	Semi_Detached	169	£8,619	£8,353	Freehold
145, Lessingham Avenue, Tooting SW17 8NG	SW17 8NG	SW17 8	25/01/2022	£670,000	£661,948	FALSE	Terraced	79	£8,481	£8,379	Freehold
196, Totterdown Street SW17 8TD	SW17 8TD	SW17 8	21/10/2022	£480,000	£453,523	FALSE	Flat	54	£8,889	£8,399	Leasehold
71, Franciscan Road, Tooting SW17 8DZ	SW17 8DZ	SW17 8	22/09/2022	£625,000	£588,431	FALSE	Flat	70	£8,929	£8,406	Leasehold
Flat 3, 7, Veronica Road SW17 8QL	SW17 8QL	SW17 8	17/10/2023	£502,200	£487,956	FALSE	Flat	58	£8,659	£8,413	Leasehold
Flat B, 4, Terrapin Road SW17 8QN	SW17 8QN	SW17 8	09/04/2024	£480,000	£480,000	FALSE	Flat	57	£8,421	£8,421	Leasehold
180, Totterdown Street SW17 8TD	SW17 8TD	SW17 8	26/10/2022	£499,999	£472,419	FALSE	Flat	56	£8,929	£8,436	Leasehold
47, Ritherdon Road SW17 8QE	SW17 8QE	SW17 8	25/08/2022	£2,220,000	£2,042,189	FALSE	Semi_Detached	242	£9,174	£8,439	Freehold
Flat 3, 103, Ritherdon Road SW17 8QH	SW17 8QH	SW17 8	25/08/2023	£577,000	£574,835	FALSE	Flat	68	£8,485	£8,453	Leasehold
Flat B, 6, Huron Road SW17 8RB	SW17 8RB	SW17 8	24/11/2023	£550,000	£527,166	FALSE	Flat	62	£8,871	£8,503	Leasehold
25a, Foulser Road SW17 8UE	SW17 8UE	SW17 8	22/09/2023	£967,500	£919,564	FALSE	Terraced	108	£8,958	£8,514	Freehold
24, Cheriton Square SW17 8AE	SW17 8AE	SW17 8	23/08/2023	£1,230,000	£1,195,718	FALSE	Terraced	140	£8,786	£8,541	Freehold
60, Moring Road, Tooting SW17 8DL	SW17 8DL	SW17 8	27/04/2022	£1,245,000	£1,204,197	FALSE	Terraced	140	£8,893	£8,601	Freehold
27, Childebert Road SW17 8EY	SW17 8EY	SW17 8	08/12/2023	£675,000	£656,456	FALSE	Flat	76	£8,882	£8,638	Leasehold
56, Mantilla Road, Balham SW17 8DT	SW17 8DT	SW17 8	09/06/2023	£655,000	£650,711	FALSE	Flat	75	£8,733	£8,676	Leasehold
72, Coteford Street SW17 8NY	SW17 8NY	SW17 8	10/11/2023	£555,000	£521,473	FALSE	Terraced	60	£9,250	£8,691	Freehold
48, Hillbury Road, Balham SW17 8JT	SW17 8JT	SW17 8	26/05/2023	£418,000	£417,214	FALSE	Flat	48	£8,708	£8,692	Leasehold
78, Hillbury Road, Balham SW17 8JT	SW17 8JT	SW17 8	22/06/2023	£370,000	£367,577	FALSE	Flat	42	£8,810	£8,752	Leasehold
28, Valnay Street SW17 8PT	SW17 8PT	SW17 8	22/03/2024	£1,210,000	£1,210,000	FALSE	Terraced	138	£8,768	£8,768	Freehold
First Floor Flat, 27, Louisville Road SW17 8RL	SW17 8RL	SW17 8	20/10/2023	£555,000	£539,259	FALSE	Flat	61	£9,098	£8,840	Leasehold
Flat 2, 132, Ritherdon Road SW17 8QQ	SW17 8QQ	SW17 8	27/01/2023	£600,000	£584,051	FALSE	Flat	66	£9,091	£8,849	Leasehold
42, Derinton Road SW17 8JB	SW17 8JB	SW17 8	23/02/2022	£540,000	£531,685	FALSE	Terraced	60	£9,000	£8,861	Freehold
54, Avoca Road SW17 8SL	SW17 8SL	SW17 8	22/04/2022	£945,000	£898,525	FALSE	Semi_Detached	101	£9,356	£8,896	Freehold
Flat 1, 30, Vant Road, Tooting SW17 8TJ	SW17 8TJ	SW17 8	25/07/2022	£577,000	£552,049	FALSE	Flat	62	£9,306	£8,904	Leasehold
83a, Tooting Bec Road SW17 8BP	SW17 8BP	SW17 8	20/01/2023	£705,000	£686,260	FALSE	Flat	77	£9,156	£8,912	Leasehold
161, Gassiot Road SW17 8LF	SW17 8LF	SW17 8	14/04/2023	£750,000	£741,624	FALSE	Terraced	83	£9,036	£8,935	Freehold
28, Undine Street SW17 8PR	SW17 8PR	SW17 8	28/10/2022	£920,000	£852,593	FALSE	Terraced	94	£9,787	£9,070	Freehold
59, Childebert Road SW17 8EY	SW17 8EY	SW17 8	24/08/2023	£1,662,500	£1,616,163	FALSE	Terraced	178	£9,340	£9,080	Freehold
99, Eswyn Road SW17 8TR	SW17 8TR	SW17 8	24/03/2023	£887,500	£866,423	FALSE	Terraced	95	£9,342	£9,120	Freehold
19, Foxbourne Road, Balham SW17 8EN	SW17 8EN	SW17 8	21/07/2023	£632,000	£630,220	FALSE	Flat	69	£9,159	£9,134	Leasehold
34, Drakefield Road SW17 8RP	SW17 8RP	SW17 8	16/09/2022	£2,050,000	£1,893,700	FALSE	Terraced	207	£9,903	£9,148	Freehold
206, Totterdown Street SW17 8TD	SW17 8TD	SW17 8	29/09/2022	£515,000	£484,867	FALSE	Flat	53	£9,717	£9,148	Leasehold
73, Derinton Road SW17 8JA	SW17 8JA	SW17 8	18/08/2023	£500,000	£486,064	FALSE	Terraced	53	£9,434	£9,171	Freehold
41, Okeburn Road SW17 8NP	SW17 8NP	SW17 8	14/02/2022	£523,000	£514,947	FALSE	Terraced	56	£9,339	£9,195	Freehold
6, Louisville Road SW17 8RW	SW17 8RW	SW17 8	30/05/2022	£731,333	£708,556	FALSE	Flat	77	£9,498	£9,202	Leasehold
35, Streathbourne Road SW17 8QZ	SW17 8QZ	SW17 8	16/02/2022	£2,450,000	£2,412,275	FALSE	Terraced	262	£9,351	£9,207	Freehold
89, Cowick Road SW17 8LJ	SW17 8LJ	SW17 8	21/06/2023	£615,500	£608,103	FALSE	Terraced	66	£9,326	£9,214	Freehold
193, Coteford Street SW17 8NN	SW17 8NN	SW17 8	27/05/2022	£450,000	£435,985	FALSE	Terraced	47	£9,574	£9,276	Freehold
17, Hillbury Road, Balham SW17 8JT	SW17 8JT	SW17 8	27/06/2023	£3,100,000	£3,062,747	FALSE	Terraced	330	£9,394	£9,281	Freehold
Flat 1, 83, Huron Road SW17 8RG	SW17 8RG	SW17 8	24/02/2023	£670,000	£650,997	FALSE	Flat	70	£9,571	£9,300	Leasehold
128, Mantilla Road, Balham SW17 8DU	SW17 8DU	SW17 8	29/07/2022	£827,501	£791,717	FALSE	Flat	85	£9,735	£9,314	Leasehold
75, Moring Road, Tooting SW17 8DN	SW17 8DN	SW17 8	13/04/2023	£385,000	£382,837	FALSE	Flat	41	£9,390	£9,337	Leasehold
217, Cowick Road SW17 8LQ	SW17 8LQ	SW17 8	19/05/2023	£449,950	£448,780	FALSE	Terraced	48	£9,374	£9,350	Freehold
48a, Letchworth Street, Tooting SW17 8SX	SW17 8SX	SW17 8	14/04/2023	£405,000	£402,725	FALSE	Flat	43	£9,419	£9,366	Leasehold
39, Romberg Road SW17 8UB	SW17 8UB	SW17 8	22/05/2023	£1,240,000	£1,236,776	FALSE	Terraced	132	£9,394	£9,370	Freehold
149, Gassiot Road SW17 8LF	SW17 8LF	SW17 8	16/02/2023	£950,000	£911,968	FALSE	Terraced	97	£9,794	£9,402	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 3, 70, Elmbourne Road SW17 8JJ	SW17 8JJ	SW17 8	18/01/2023	£435,000	£423,437	FALSE	Flat	45	£9,667	£9,410	Leasehold
29, Eswyn Road SW17 8TR	SW17 8TR	SW17 8	29/04/2022	£868,000	£839,553	FALSE	Terraced	89	£9,753	£9,433	Freehold
4, Mantilla Road, Balham SW17 8DT	SW17 8DT	SW17 8	25/08/2023	£675,000	£665,845	FALSE	Other	70	£9,643	£9,512	Freehold
68, Topsham Road SW17 8SP	SW17 8SP	SW17 8	11/03/2024	£847,000	£847,000	FALSE	Terraced	89	£9,517	£9,517	Freehold
37, Vant Road, Tooting SW17 8TG	SW17 8TG	SW17 8	23/06/2023	£625,000	£619,323	FALSE	Flat	65	£9,615	£9,528	Freehold
140, Derinton Road SW17 8HY	SW17 8HY	SW17 8	22/02/2022	£620,000	£610,453	FALSE	Terraced	64	£9,688	£9,538	Freehold
Ground Floor Flat, 88, Lucien Road SW17 8HN	SW17 8HN	SW17 8	14/12/2023	£610,000	£593,242	FALSE	Flat	62	£9,839	£9,568	Leasehold
185, Derinton Road SW17 8HZ	SW17 8HZ	SW17 8	25/02/2022	£525,000	£516,916	FALSE	Terraced	54	£9,722	£9,573	Freehold
Flat 4, 38, Dafforne Road SW17 8TZ	SW17 8TZ	SW17 8	25/11/2022	£352,000	£337,691	FALSE	Flat	35	£10,057	£9,648	Leasehold
First Floor Flat, 118, Eswyn Road SW17 8TN	SW17 8TN	SW17 8	28/10/2022	£440,000	£415,730	FALSE	Flat	43	£10,233	£9,668	Leasehold
225, Derinton Road SW17 8JD	SW17 8JD	SW17 8	21/10/2022	£585,000	£542,138	FALSE	Terraced	56	£10,446	£9,681	Freehold
141, Gassiot Road SW17 8LF	SW17 8LF	SW17 8	04/01/2024	£965,000	£934,159	FALSE	Terraced	96	£10,052	£9,731	Freehold
71, Cloudesdale Road SW17 8ET	SW17 8ET	SW17 8	24/11/2023	£1,626,000	£1,527,776	FALSE	Terraced	157	£10,357	£9,731	Freehold
Flat 1, 27, Louisville Road SW17 8RL	SW17 8RL	SW17 8	17/03/2023	£665,000	£653,312	FALSE	Flat	67	£9,925	£9,751	Leasehold
Flat 1, 109, Tooting Bec Road SW17 8BW	SW17 8BW	SW17 8	21/07/2023	£665,000	£663,127	FALSE	Flat	68	£9,779	£9,752	Leasehold
Ground Floor Flat, 54, Elmbourne Road SW17 8JJ	SW17 8JJ	SW17 8	23/08/2023	£1,000,000	£996,248	FALSE	Flat	102	£9,804	£9,767	Leasehold
26, Louisville Road SW17 8RW	SW17 8RW	SW17 8	26/05/2023	£685,000	£683,712	FALSE	Flat	70	£9,786	£9,767	Leasehold
183, Brudenell Road, Tooting SW17 8DF	SW17 8DF	SW17 8	25/03/2022	£590,000	£576,967	FALSE	Terraced	59	£10,000	£9,779	Freehold
55, Cowick Road SW17 8LJ	SW17 8LJ	SW17 8	15/06/2023	£526,000	£519,679	FALSE	Terraced	53	£9,925	£9,805	Freehold
108, Derinton Road SW17 8HY	SW17 8HY	SW17 8	20/12/2022	£630,000	£600,273	FALSE	Terraced	61	£10,328	£9,841	Freehold
Flat 5, 83, Huron Road SW17 8RG	SW17 8RG	SW17 8	24/06/2022	£475,000	£456,103	FALSE	Flat	46	£10,326	£9,915	Leasehold
153, Derinton Road SW17 8HZ	SW17 8HZ	SW17 8	25/08/2023	£552,000	£536,615	FALSE	Terraced	54	£10,222	£9,937	Freehold
110, Mantilla Road, Balham SW17 8DU	SW17 8DU	SW17 8	28/10/2022	£760,000	£718,078	FALSE	Flat	72	£10,556	£9,973	Leasehold
80a, Stapleton Road SW17 8AX	SW17 8AX	SW17 8	18/12/2023	£880,000	£855,824	FALSE	Flat	85	£10,353	£10,069	Leasehold
65, Derinton Road SW17 8JA	SW17 8JA	SW17 8	16/09/2022	£621,865	£574,452	FALSE	Terraced	57	£10,910	£10,078	Freehold
194, Derinton Road SW17 8HY	SW17 8HY	SW17 8	15/06/2023	£575,000	£568,090	FALSE	Terraced	56	£10,268	£10,144	Freehold
34, Blakenham Road SW17 8NZ	SW17 8NZ	SW17 8	29/09/2023	£545,000	£517,998	FALSE	Terraced	51	£10,686	£10,157	Freehold
28, Derinton Road SW17 8JB	SW17 8JB	SW17 8	18/11/2022	£443,000	£416,920	FALSE	Terraced	41	£10,805	£10,169	Freehold
63a, Stapleton Road SW17 8AY	SW17 8AY	SW17 8	05/04/2024	£722,500	£722,500	FALSE	Flat	71	£10,176	£10,176	Leasehold
Flat C, 20, Veronica Road SW17 8QL	SW17 8QL	SW17 8	10/02/2023	£537,000	£521,769	FALSE	Flat	51	£10,529	£10,231	Leasehold
Upper Flat, 85, Moring Road, Tooting SW17 8DN	SW17 8DN	SW17 8	25/02/2022	£540,019	£524,703	FALSE	Flat	51	£10,589	£10,288	Leasehold
161, Coteford Street SW17 8NT	SW17 8NT	SW17 8	25/02/2022	£565,000	£556,300	FALSE	Terraced	54	£10,463	£10,302	Freehold
Flat B, 31, Dafforne Road SW17 8TY	SW17 8TY	SW17 8	25/05/2022	£407,500	£392,353	FALSE	Flat	38	£10,724	£10,325	Leasehold
110, Louisville Road SW17 8RU	SW17 8RU	SW17 8	20/01/2023	£565,000	£549,982	FALSE	Flat	53	£10,660	£10,377	Leasehold
38, Eswyn Road SW17 8TP	SW17 8TP	SW17 8	29/06/2022	£800,000	£771,836	FALSE	Terraced	74	£10,811	£10,430	Freehold
61, Valnay Street SW17 8PS	SW17 8PS	SW17 8	21/12/2023	£650,000	£622,939	FALSE	Terraced	59	£11,017	£10,558	Freehold
31, Veronica Road SW17 8QL	SW17 8QL	SW17 8	27/10/2023	£2,800,000	£2,654,695	FALSE	Terraced	251	£11,155	£10,576	Freehold
208, Cowick Road SW17 8LL	SW17 8LL	SW17 8	16/12/2022	£495,000	£466,071	FALSE	Semi_Detached	44	£11,250	£10,593	Freehold
4, Foxbourne Road, Balham SW17 8EW	SW17 8EW	SW17 8	20/12/2023	£885,000	£860,687	FALSE	Flat	81	£10,926	£10,626	Leasehold
67, Totterdown Street SW17 8TB	SW17 8TB	SW17 8	12/12/2023	£912,500	£874,511	FALSE	Terraced	82	£11,128	£10,665	Freehold
8c, Lucien Road SW17 8HN	SW17 8HN	SW17 8	23/01/2023	£620,000	£603,520	FALSE	Flat	56	£11,071	£10,777	Leasehold
5 Bruce Hall Mews, Brudenell Road, Tooting SW17 8DF	SW17 8DF	SW17 8	28/03/2024	£615,000	£615,000	FALSE	Terraced	57	£10,789	£10,789	Freehold
Flat 3, 83, Huron Road SW17 8RG	SW17 8RG	SW17 8	29/07/2022	£950,000	£908,919	FALSE	Flat	84	£11,310	£10,820	Leasehold
160a, Franciscan Road, Tooting SW17 8HH	SW17 8HH	SW17 8	18/11/2022	£650,000	£623,577	FALSE	Flat	57	£11,404	£10,940	Leasehold
281, Derinton Road SW17 8HT	SW17 8HT	SW17 8	12/04/2023	£620,000	£613,076	FALSE	Terraced	56	£11,071	£10,948	Freehold
Flat A, 42, Louisville Road SW17 8RW	SW17 8RW	SW17 8	22/09/2023	£761,500	£744,671	FALSE	Flat	68	£11,199	£10,951	Leasehold
Flat 3, 12, Hillbury Road, Balham SW17 8JT	SW17 8JT	SW17 8	18/11/2022	£560,000	£537,236	FALSE	Flat	49	£11,429	£10,964	Leasehold
First Floor Flat, 129, Franciscan Road, Tooting SW17 8DZ	SW17 8DZ	SW17 8	23/09/2022	£670,000	£630,798	FALSE	Flat	57	£11,754	£11,067	Leasehold
Flat 1, 20, Elmbourne Road SW17 8JR	SW17 8JR	SW17 8	23/11/2023	£499,950	£479,194	FALSE	Flat	43	£11,627	£11,144	Leasehold
100, Stapleton Road SW17 8AX	SW17 8AX	SW17 8	22/07/2022	£882,550	£844,386	FALSE	Flat	73	£12,090	£11,567	Leasehold
Ground Floor Flat, 33, Louisville Road SW17 8RL	SW17 8RL	SW17 8	28/01/2022	£808,000	£788,691	FALSE	Flat	68	£11,882	£11,598	Leasehold
29, Vant Road, Tooting SW17 8TG	SW17 8TG	SW17 8	16/09/2022	£1,200,000	£1,108,507	FALSE	Terraced	95	£12,632	£11,668	Freehold
61a, Foxbourne Road, Balham SW17 8EN	SW17 8EN	SW17 8	25/08/2023	£810,000	£806,961	FALSE	Flat	69	£11,739	£11,695	Leasehold
132, Coteford Street SW17 8NY	SW17 8NY	SW17 8	18/01/2023	£560,000	£537,133	FALSE	Terraced	44	£12,727	£12,208	Freehold
1, Moring Road, Tooting SW17 8DN	SW17 8DN	SW17 8	25/07/2023	£785,000	£782,789	FALSE	Flat	63	£12,460	£12,425	Leasehold
95, Franciscan Road, Tooting SW17 8DZ	SW17 8DZ	SW17 8	17/02/2023	£690,000	£670,430	FALSE	Flat	53	£13,019	£12,650	Leasehold
24d, Veronica Road SW17 8QL	SW17 8QL	SW17 8	27/10/2023	£635,000	£616,990	FALSE	Flat	45	£14,111	£13,711	Leasehold
Upper Maisonette At, 56, Louisville Road SW17 8RW	SW17 8RW	SW17 8	21/12/2022	£697,500	£676,479	FALSE	Flat	49	£14,235	£13,806	Leasehold
93, Foxbourne Road, Balham SW17 8EN	SW17 8EN	SW17 8	24/04/2022	£990,500	£945,113	FALSE	Flat	61	£16,238	£15,494	Leasehold
Flat A, 79, Huron Road SW17 8RG	SW17 8RG	SW17 8	27/10/2023	£870,000	£845,325	FALSE	Flat	47	£18,511	£17,986	Leasehold
		SW17 8 Average							£8,685	£8,398	South East of Bal
40, Byton Road SW17 9HJ	SW17 9HJ	SW17 9	27/10/2022	£465,000	£439,351	FALSE	Flat	66	£7,045	£6,657	Leasehold
19, Chillerton Road SW17 9BE	SW17 9BE	SW17 9	14/01/2022	£960,750	£949,205	FALSE	Terraced	142	£6,766	£6,685	Freehold
Flat 4, 4, Charlmont Road SW17 9AL	SW17 9AL	SW17 9	19/08/2022	£350,000	£328,647	FALSE	Flat	49	£7,143	£6,707	Leasehold
2, Avarn Road SW17 9HA	SW17 9HA	SW17 9	21/03/2023	£500,000	£491,212	FALSE	Flat	73	£6,849	£6,729	Leasehold
218, Sellincourt Road SW17 9SB	SW17 9SB	SW17 9	18/10/2023	£1,100,000	£1,068,801	FALSE	Flat	158	£6,962	£6,765	Freehold
Flat 1, 31, Longley Road SW17 9LA	SW17 9LA	SW17 9	23/09/2022	£260,000	£244,787	FALSE	Flat	36	£7,222	£6,800	Leasehold
52, Avarn Road SW17 9HA	SW17 9HA	SW17 9	19/05/2023	£450,000	£449,154	FALSE	Flat	66	£6,818	£6,805	Leasehold
47, Avarn Road SW17 9HB	SW17 9HB	SW17 9	23/03/2022	£503,000	£484,742	FALSE	Flat	71	£7,085	£6,827	Leasehold
27, Birchwood Road SW17 9BQ	SW17 9BQ	SW17 9	21/08/2023	£1,450,000	£1,409,586	FALSE	Terraced	205	£7,073	£6,876	Freehold
13, Rectory Lane SW17 9PZ	SW17 9PZ	SW17 9	17/06/2022	£660,000	£636,764	FALSE	Terraced	92	£7,174	£6,921	Freehold
Flat 40, Hurley Court, 215, Mitcham Road, Tooting SW17 9DE	SW17 9DE	SW17 9	25/07/2022	£376,500	£360,219	FALSE	Flat	52	£7,240	£6,927	Leasehold
73, St Benedicts Close SW17 9NX	SW17 9NX	SW17 9	26/01/2023	£377,500	£367,466	FALSE	Flat	53	£7,123	£6,933	Leasehold
2, Stella Road SW17 9HG	SW17 9HG	SW17 9	11/04/2024	£715,000	£715,000	FALSE	Terraced	103	£6,942	£6,942	Freehold
86, Glasford Street SW17 9HN	SW17 9HN	SW17 9	21/10/2022	£495,000	£458,732	FALSE	Flat	66	£7,500	£6,950	Leasehold
68, Church Lane SW17 9PR	SW17 9PR	SW17 9	17/11/2023	£1,017,500	£956,035	FALSE	Terraced	137	£7,427	£6,978	Freehold
81, St Benedicts Close SW17 9NX	SW17 9NX	SW17 9	28/04/2022	£397,500	£379,286	FALSE	Flat	54	£7,361	£7,024	Leasehold
61a, Glasford Street SW17 9HL	SW17 9HL	SW17 9	15/12/2023	£448,000	£435,692	FALSE	Flat	62	£7,226	£7,027	Leasehold
31, Avarn Road SW17 9HB	SW17 9HB	SW17 9	29/08/2023	£498,000	£496,131	FALSE	Flat	70	£7,114	£7,088	Leasehold
135, Sellincourt Road SW17 9RZ	SW17 9RZ	SW17 9	26/08/2022	£485,000	£455,411	FALSE	Flat	64	£7,578	£7,116	Leasehold
59, Rectory Lane SW17 9PY	SW17 9PY	SW17 9	29/07/2022	£650,000	£620,357	FALSE	Terraced	87	£7,471	£7,131	Freehold
Flat 4, 36a, Longley Road SW17 9LL	SW17 9LL	SW17 9	14/01/2022	£360,000	£351,397	FALSE	Flat	49	£7,347	£7,171	Leasehold
79, Salterford Road SW17 9TE	SW17 9TE	SW17 9	24/06/2022	£523,200	£502,386	FALSE	Flat	70	£7,474	£7,177	Leasehold
12, Bickersteth Road SW17 9SF	SW17 9SF	SW17 9	28/06/2023	£850,000	£839,785	FALSE	Terraced	117	£7,265	£7,178	Freehold
1, Court Place, 250, Sellincourt Road SW17 9SB	SW17 9SB	SW17 9	08/02/2024	£520,000	£510,247	FALSE	Terraced	71	£7,324	£7,187	Freehold
17, Abbey Drive SW17 9PN	SW17 9PN	SW17 9	23/03/2023	£442,000	£431,503	FALSE	Terraced	60	£7,367	£7,192	Freehold
114, Bickersteth Road SW17 9SJ	SW17 9SJ	SW17 9	17/10/2023	£892,000	£845,710	FALSE	Terraced	117	£7,624	£7,228	Freehold
14, Beclands Road SW17 9TJ	SW17 9TJ	SW17 9	26/01/2023	£560,000	£537,133	FALSE	Terraced	74	£7,568	£7,259	Freehold
73, Longley Road SW17 9LA	SW17 9LA	SW17 9	21/12/2022	£800,000	£762,252	FALSE	Terraced	105	£7,619	£7,260	Freehold
37, Himley Road, Tooting SW17 9AR	SW17 9AR	SW17 9	25/02/2022	£917,500	£903,373	FALSE	Terraced	123	£7,459	£7,345	Freehold
23, Salterford Road SW17 9TE	SW17 9TE	SW17 9	29/09/2023	£520,750	£509,242	FALSE	Flat	69	£7,547	£7,380	Leasehold
35, Byton Road SW17 9HH	SW17 9HH	SW17 9	18/11/2022	£930,000	£875,249	FALSE	Terraced	118	£7,881	£7,417	Freehold
31, Himley Road, Tooting SW17 9AR	SW17 9AR	SW17 9	19/10/2023	£1,080,050	£1,024,001	FALSE	Terraced	138	£7,826	£7,420	Freehold
85, Salterford Road SW17 9TE	SW17 9TE	SW17 9	05/01/2024	£587,000	£576,683	FALSE	Flat	77	£7,623	£7,489	Leasehold
1a, Renmuir Street SW17 9SR	SW17 9SR	SW17 9	24/11/2023	£345,000	£330,677	FALSE	Flat	44	£7,841	£7,515	Leasehold
16, Limetree Walk SW17 9NY	SW17 9NY	SW17 9	21/06/2022	£285,000	£273,662	FALSE	Flat	36	£7,917	£7,602	Leasehold
8, Abbey Drive SW17 9PN	SW17 9PN	SW17 9	26/05/2023	£275,000	£274,483	FALSE	Flat	36	£7,639	£7,625	Leasehold
176, Sellincourt Road SW17 9SB	SW17 9SB	SW17 9	25/03/2022	£490,000	£472,214	FALSE	Flat	61.93	£7,912	£7,625	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
115a, Mitcham Road SW17 9PE	SW17 9PE	SW17 9	21/10/2022	£775,000	£718,217	FALSE	Flat	94	£8,245	£7,641	Freehold
151, Sellincourt Road SW17 9RZ	SW17 9RZ	SW17 9	25/03/2022	£485,000	£474,286	FALSE	Flat	62	£7,823	£7,650	Leasehold
152, Crowborough Road SW17 9QG	SW17 9QG	SW17 9	13/04/2023	£770,000	£743,095	FALSE	Semi_Detached	97	£7,938	£7,661	Freehold
48, Bickersteth Road SW17 9SQ	SW17 9SQ	SW17 9	11/04/2023	£517,500	£514,593	FALSE	Flat	67	£7,724	£7,680	Leasehold
87, Salterford Road, Tooting SW17 9TE	SW17 9TE	SW17 9	19/06/2023	£550,000	£546,399	FALSE	Flat	71	£7,746	£7,696	Leasehold
54, Avarn Road SW17 9HA	SW17 9HA	SW17 9	21/06/2022	£465,000	£446,501	FALSE	Flat	58	£8,017	£7,698	Leasehold
224, Southcroft Road SW17 9TW	SW17 9TW	SW17 9	29/07/2022	£710,000	£677,620	FALSE	Terraced	88	£8,068	£7,700	Freehold
Flat 5, Hamilton Lodge, 87, Longley Road SW17 9LD	SW17 9LD	SW17 9	19/05/2023	£325,000	£324,389	FALSE	Flat	42	£7,738	£7,724	Leasehold
22a, Chillerton Road SW17 9BG	SW17 9BG	SW17 9	24/11/2023	£590,000	£565,505	FALSE	Flat	72	£8,194	£7,854	Leasehold
3, Sellincourt Road SW17 9RX	SW17 9RX	SW17 9	21/01/2022	£500,000	£488,051	FALSE	Flat	62	£8,065	£7,872	Leasehold
Ground Floor Flat At, 29, Glasford Street SW17 9HL	SW17 9HL	SW17 9	17/01/2022	£485,000	£473,410	FALSE	Flat	60	£8,083	£7,890	Leasehold
84, Woodbury Street SW17 9RR	SW17 9RR	SW17 9	26/08/2022	£535,200	£502,549	FALSE	Flat	63	£8,495	£7,977	Leasehold
15, Longstone Road SW17 9BN	SW17 9BN	SW17 9	28/03/2023	£745,000	£727,307	FALSE	Terraced	91	£8,187	£7,992	Freehold
20, Renmuir Street SW17 9SS	SW17 9SS	SW17 9	17/05/2023	£465,000	£464,126	FALSE	Flat	58	£8,017	£8,002	Leasehold
82, Woodbury Street SW17 9RR	SW17 9RR	SW17 9	25/11/2022	£567,500	£544,431	FALSE	Flat	68	£8,346	£8,006	Leasehold
38, Mellison Road SW17 9AY	SW17 9AY	SW17 9	23/06/2022	£490,000	£472,749	FALSE	Flat	59	£8,305	£8,013	Leasehold
Flat B, 32, Longley Road SW17 9LL	SW17 9LL	SW17 9	27/01/2022	£390,000	£380,680	FALSE	Flat	47	£8,298	£8,100	Leasehold
65, St Benedicts Close SW17 9NX	SW17 9NX	SW17 9	29/09/2023	£300,000	£293,370	FALSE	Flat	36	£8,333	£8,149	Leasehold
22, Nutwell Street SW17 9RS	SW17 9RS	SW17 9	20/12/2022	£521,250	£505,541	FALSE	Flat	62	£8,407	£8,154	Leasehold
14b, Byton Road SW17 9HE	SW17 9HE	SW17 9	15/12/2023	£522,500	£508,146	FALSE	Flat	62	£8,427	£8,196	Leasehold
7, Limetree Walk SW17 9NY	SW17 9NY	SW17 9	29/07/2022	£300,000	£287,027	FALSE	Flat	35	£8,571	£8,201	Leasehold
127a, Trevelyan Road SW17 9LP	SW17 9LP	SW17 9	15/12/2023	£422,000	£410,407	FALSE	Flat	50	£8,440	£8,208	Leasehold
65, Rectory Lane SW17 9PY	SW17 9PY	SW17 9	19/06/2023	£675,000	£666,888	FALSE	Terraced	81	£8,333	£8,233	Freehold
95, Salterford Road SW17 9TE	SW17 9TE	SW17 9	22/06/2023	£570,000	£563,150	FALSE	Flat	68	£8,382	£8,282	Leasehold
47, Bickley Street SW17 9NF	SW17 9NF	SW17 9	21/07/2023	£540,000	£538,479	FALSE	Flat	65	£8,308	£8,284	Leasehold
8, Loubet Street SW17 9HD	SW17 9HD	SW17 9	22/07/2022	£530,000	£507,081	FALSE	Flat	61	£8,689	£8,313	Leasehold
28, Church Lane SW17 9PP	SW17 9PP	SW17 9	27/07/2022	£960,000	£916,219	FALSE	Terraced	110	£8,727	£8,329	Freehold
101, Southcroft Road SW17 9TN	SW17 9TN	SW17 9	27/02/2023	£660,000	£633,578	FALSE	Terraced	76	£8,684	£8,337	Freehold
Flat 1, 25, Longley Road SW17 9LA	SW17 9LA	SW17 9	26/08/2022	£646,000	£606,589	FALSE	Flat	72	£8,972	£8,425	Leasehold
20, Byton Road SW17 9HE	SW17 9HE	SW17 9	17/01/2022	£600,000	£592,790	FALSE	Terraced	70	£8,571	£8,468	Freehold
35, Avarn Road SW17 9HB	SW17 9HB	SW17 9	16/10/2023	£540,500	£525,170	FALSE	Flat	62	£8,718	£8,470	Leasehold
75, Himley Road, Tooting SW17 9AG	SW17 9AG	SW17 9	19/12/2023	£885,000	£855,971	FALSE	Other	100	£8,850	£8,560	Freehold
44, Byton Road SW17 9HJ	SW17 9HJ	SW17 9	25/08/2023	£508,200	£506,293	FALSE	Flat	59	£8,614	£8,581	Leasehold
58, Sellincourt Road SW17 9RY	SW17 9RY	SW17 9	27/10/2023	£520,000	£505,252	FALSE	Flat	58	£8,966	£8,711	Leasehold
129, Church Lane SW17 9PW	SW17 9PW	SW17 9	23/08/2022	£535,000	£492,149	FALSE	Semi_Detached	56	£9,554	£8,788	Freehold
145a, Longley Road SW17 9LD	SW17 9LD	SW17 9	18/02/2022	£625,000	£607,274	FALSE	Flat	69	£9,058	£8,801	Leasehold
39, Otterburn Street SW17 9HQ	SW17 9HQ	SW17 9	21/07/2023	£565,000	£563,408	FALSE	Flat	64	£8,828	£8,803	Leasehold
26, Byton Road SW17 9HE	SW17 9HE	SW17 9	16/12/2022	£950,000	£905,174	FALSE	Terraced	102	£9,314	£8,874	Freehold
Flat 1, 121a, Mitcham Road SW17 9PE	SW17 9PE	SW17 9	28/04/2022	£575,000	£548,652	FALSE	Flat	61	£9,426	£8,994	Leasehold
4, Beclands Road SW17 9TJ	SW17 9TJ	SW17 9	14/02/2023	£705,000	£676,776	FALSE	Terraced	75	£9,400	£9,024	Freehold
121, Rectory Lane SW17 9PX	SW17 9PX	SW17 9	23/02/2023	£425,000	£407,986	FALSE	Terraced	45	£9,444	£9,066	Freehold
Ground Floor Flat, 121a, Mitcham Road, Tooting SW17 9PE	SW17 9PE	SW17 9	21/09/2022	£400,000	£376,596	FALSE	Flat	41	£9,756	£9,185	Leasehold
24, Otterburn Street SW17 9HQ	SW17 9HQ	SW17 9	24/06/2022	£800,000	£768,174	FALSE	Flat	83	£9,639	£9,255	Freehold
3, Avarn Road SW17 9HB	SW17 9HB	SW17 9	27/07/2022	£632,500	£605,149	FALSE	Flat	61	£10,369	£9,920	Leasehold
109, Idlecombe Road SW17 9TD	SW17 9TD	SW17 9	19/12/2022	£660,000	£640,110	FALSE	Flat	64	£10,313	£10,002	Leasehold
56, Trevelyan Road SW17 9LN	SW17 9LN	SW17 9	27/01/2023	£821,000	£799,177	FALSE	Flat	78	£10,526	£10,246	Leasehold
56a, Trevelyan Road SW17 9LN	SW17 9LN	SW17 9	20/11/2023	£625,000	£599,052	FALSE	Flat	58	£10,776	£10,328	Leasehold
Ground Floor Flat, 22a, Trevelyan Road SW17 9LN	SW17 9LN	SW17 9	09/02/2024	£450,000	£445,802	FALSE	Flat	43	£10,465	£10,367	Leasehold
132, Mellison Road SW17 9AX	SW17 9AX	SW17 9	11/12/2023	£740,000	£719,670	FALSE	Flat	69	£10,725	£10,430	Leasehold
63, Trevelyan Road SW17 9LR	SW17 9LR	SW17 9	25/02/2022	£1,015,000	£999,371	FALSE	Terraced	95	£10,684	£10,520	Freehold
24, Stella Road SW17 9HG	SW17 9HG	SW17 9	21/02/2022	£910,000	£895,988	FALSE	Terraced	82	£11,098	£10,927	Freehold
21, Crowborough Road SW17 9QB	SW17 9QB	SW17 9	17/02/2023	£875,000	£839,971	FALSE	Terraced	76	£11,513	£11,052	Freehold
Flat A, 30, Longley Road SW17 9LL	SW17 9LL	SW17 9	24/06/2022	£618,000	£593,414	FALSE	Flat	53	£11,660	£11,196	Leasehold
Flat 2, 121a, Mitcham Road, Tooting SW17 9PE	SW17 9PE	SW17 9	28/04/2022	£550,000	£524,798	FALSE	Flat	46	£11,957	£11,409	Leasehold
9a, Glasford Street SW17 9HL	SW17 9HL	SW17 9	19/09/2023	£540,000	£528,066	FALSE	Flat	46	£11,739	£11,480	Leasehold
Flat 3, 123 - 125, Charlmont Road SW17 9AB	SW17 9AB	SW17 9	16/09/2022	£530,000	£498,989	FALSE	Flat	43	£12,326	£11,604	Leasehold
Flat 3, 121a, Mitcham Road SW17 9PE	SW17 9PE	SW17 9	28/04/2022	£500,000	£477,089	FALSE	Flat	41	£12,195	£11,636	Leasehold
51, Avarn Road SW17 9HB	SW17 9HB	SW17 9	14/04/2023	£733,000	£728,882	FALSE	Flat	62	£11,823	£11,756	Leasehold
		SW17 9 Average							£8,508	£8,228	North of Tooting S
15, Shoreham Close SW18 1DT	SW18 1DT	SW18 1	18/02/2022	£452,500	£445,533	FALSE	Terraced	87	£5,201	£5,121	Freehold
88a, Haldon Road SW18 1QG	SW18 1QG	SW18 1	25/11/2022	£375,000	£359,756	FALSE	Flat	70	£5,357	£5,139	Leasehold
Apartment 804, 3, Eastfields Avenue SW18 1GN	SW18 1GN	SW18 1	26/07/2023	£800,000	£797,746	FALSE	Flat	150	£5,333	£5,318	Leasehold
Flat 519, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	26/05/2022	£490,000	£471,786	FALSE	Flat	86	£5,698	£5,486	Leasehold
56b, West Hill SW18 1RU	SW18 1RU	SW18 1	18/02/2022	£330,000	£320,640	FALSE	Flat	58	£5,690	£5,528	Leasehold
28, Francis House, 25, Eltringham Street SW18 1GU	SW18 1GU	SW18 1	24/02/2023	£560,000	£544,117	FALSE	Flat	97	£5,773	£5,609	Leasehold
69, Sedleigh Road SW18 1QE	SW18 1QE	SW18 1	26/07/2023	£1,095,000	£1,076,298	FALSE	Terraced	190	£5,763	£5,665	Freehold
95, Bartholomew Close SW18 1JG	SW18 1JG	SW18 1	23/03/2022	£302,500	£291,520	FALSE	Flat	51	£5,931	£5,716	Leasehold
43, Charterhouse Apartments, 21, Eltringham Street SW18 1AU	SW18 1AU	SW18 1	20/04/2022	£375,000	£357,817	FALSE	Flat	62	£6,048	£5,771	Leasehold
12, Francis House, 25, Eltringham Street SW18 1GU	SW18 1GU	SW18 1	16/12/2022	£560,000	£543,123	FALSE	Flat	94	£5,957	£5,778	Leasehold
Flat 176, Compass House, Smugglers Way SW18 1DJ	SW18 1DJ	SW18 1	22/09/2023	£450,000	£440,055	FALSE	Flat	76	£5,921	£5,790	Leasehold
6, Putney Bridge Road SW18 1HU	SW18 1HU	SW18 1	28/10/2022	£464,000	£430,003	FALSE	Terraced	74	£6,270	£5,811	Freehold
3, Stockbridge House, 23, Eltringham Street SW18 1GP	SW18 1GP	SW18 1	17/06/2022	£408,000	£391,769	FALSE	Flat	67	£6,090	£5,847	Leasehold
Flat 8, Fullers House, 24, Armoury Way SW18 1HZ	SW18 1HZ	SW18 1	25/08/2023	£395,000	£393,518	FALSE	Flat	67	£5,896	£5,873	Leasehold
9, Oxborough House, 33, Eltringham Street SW18 1GS	SW18 1GS	SW18 1	22/02/2022	£425,000	£412,946	FALSE	Flat	70	£6,071	£5,899	Leasehold
74, Ringford Road SW18 1RR	SW18 1RR	SW18 1	25/03/2022	£1,050,000	£1,026,805	FALSE	Terraced	174	£6,034	£5,901	Freehold
Flat 3, 6, Santos Road SW18 1NS	SW18 1NS	SW18 1	05/04/2024	£430,000	£430,000	FALSE	Flat	72	£5,972	£5,972	Leasehold
24, Oxborough House, 33, Eltringham Street SW18 1GS	SW18 1GS	SW18 1	15/03/2024	£430,000	£430,000	FALSE	Flat	72	£5,972	£5,972	Leasehold
Flat 5, Cromer Court, Cromer Villas Road SW18 1PL	SW18 1PL	SW18 1	26/03/2024	£485,000	£485,000	FALSE	Flat	80	£6,063	£6,063	Leasehold
85, Commodore House, Juniper Drive SW18 1TZ	SW18 1TZ	SW18 1	17/02/2023	£392,450	£381,319	FALSE	Flat	62	£6,330	£6,150	Leasehold
26, Shoreham Close SW18 1DT	SW18 1DT	SW18 1	29/04/2022	£442,750	£428,240	FALSE	Terraced	69	£6,417	£6,206	Freehold
Flat 6, 17 - 19, Alma Road SW18 1AA	SW18 1AA	SW18 1	14/12/2023	£447,700	£435,401	FALSE	Flat	70	£6,396	£6,220	Leasehold
Flat 508, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	10/02/2023	£560,000	£544,117	FALSE	Flat	87	£6,437	£6,254	Leasehold
53, Bartholomew Close SW18 1JG	SW18 1JG	SW18 1	25/11/2022	£333,000	£319,463	FALSE	Flat	51	£6,529	£6,264	Leasehold
30, Meridian House, Juniper Drive SW18 1QS	SW18 1QS	SW18 1	29/07/2022	£465,000	£444,892	FALSE	Flat	71	£6,549	£6,266	Leasehold
Flat 502, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	12/01/2024	£430,000	£422,442	FALSE	Flat	67	£6,418	£6,305	Leasehold
Flat 385, Anchor House, Smugglers Way SW18 1EN	SW18 1EN	SW18 1	14/11/2023	£527,500	£505,600	FALSE	Flat	80	£6,594	£6,320	Leasehold
Flat 14, Leylands, Viewfield Road SW18 1NF	SW18 1NF	SW18 1	23/09/2022	£485,000	£456,622	FALSE	Flat	72	£6,736	£6,342	Leasehold
63, Fairfield Drive SW18 1DN	SW18 1DN	SW18 1	24/10/2022	£470,000	£444,075	FALSE	Flat	70	£6,714	£6,344	Leasehold
Flat 20, Bevans House, 31, Eltringham Street SW18 1GR	SW18 1GR	SW18 1	27/07/2022	£450,000	£430,541	FALSE	Flat	67	£6,716	£6,426	Leasehold
Flat 2, Cromer Court, Cromer Villas Road SW18 1PL	SW18 1PL	SW18 1	23/03/2023	£445,000	£437,179	FALSE	Flat	68	£6,544	£6,429	Leasehold
Flat 276, Bluewater House, Smugglers Way SW18 1EA	SW18 1EA	SW18 1	20/02/2023	£490,000	£476,102	FALSE	Flat	74	£6,622	£6,434	Leasehold
13, Nantes Close SW18 1JL	SW18 1JL	SW18 1	27/01/2023	£338,000	£329,016	FALSE	Flat	51	£6,627	£6,451	Leasehold
3, Nickols Walk SW18 1BZ	SW18 1BZ	SW18 1	27/05/2022	£797,500	£767,856	FALSE	Flat	118	£6,758	£6,507	Leasehold
56, Fairfield Drive SW18 1DN	SW18 1DN	SW18 1	20/10/2023	£409,000	£397,400	FALSE	Flat	61	£6,705	£6,515	Leasehold
19, Southfields Road SW18 1QW	SW18 1QW	SW18 1	16/02/2022	£900,000	£886,142	FALSE	Terraced	135	£6,667	£6,564	Freehold
Flat 195, Compass House, Smugglers Way SW18 1DJ	SW18 1DJ	SW18 1	24/11/2023	£500,000	£479,242	FALSE	Flat	73	£6,849	£6,565	Leasehold
43, Bartholomew Close SW18 1JG	SW18 1JG	SW18 1	20/12/2022	£335,000	£324,904	FALSE	Flat	49	£6,837	£6,631	Leasehold
11, Bartholomew Close SW18 1JG	SW18 1JG	SW18 1	22/11/2023	£353,000	£338,345	FALSE	Flat	51	£6,922	£6,634	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 7, Vauxhall Court, Frogmore SW18 1HN	SW18 1HN	SW18 1	20/01/2023	£445,000	£433,171	FALSE	Flat	65	£6,846	£6,664	Leasehold
69, Nantes Close SW18 1JL	SW18 1JL	SW18 1	18/05/2023	£327,500	£326,884	FALSE	Flat	49	£6,684	£6,671	Leasehold
19, Bartholomew Close SW18 1JG	SW18 1JG	SW18 1	21/01/2022	£335,000	£326,994	FALSE	Flat	49	£6,837	£6,673	Leasehold
40, Nantes Close SW18 1JL	SW18 1JL	SW18 1	17/08/2023	£345,000	£343,705	FALSE	Flat	51	£6,765	£6,739	Leasehold
Flat 7, Bevans House, 31, Eltringham Street SW18 1GR	SW18 1GR	SW18 1	29/03/2022	£532,500	£513,172	FALSE	Flat	76	£7,007	£6,752	Leasehold
2b, Dempster Road SW18 1AT	SW18 1AT	SW18 1	19/03/2024	£630,000	£630,000	FALSE	Flat	93	£6,774	£6,774	Leasehold
Apartment 63, Dray House, 8, Bellwether Lane SW18 1UE	SW18 1UE	SW18 1	28/03/2022	£809,955	£784,082	TRUE	Flat	115	£7,043	£6,818	Leasehold
29, Fairfield Drive SW18 1DL	SW18 1DL	SW18 1	27/10/2022	£282,000	£266,445	FALSE	Flat	39	£7,231	£6,832	Leasehold
Flat 145, Compass House, Smugglers Way SW18 1DB	SW18 1DB	SW18 1	16/06/2023	£600,000	£596,071	FALSE	Flat	87	£6,897	£6,851	Leasehold
Flat 3, Lambeth Court, Frogmore SW18 1HN	SW18 1HN	SW18 1	13/03/2023	£300,000	£294,727	FALSE	Flat	43	£6,977	£6,854	Leasehold
Flat 4, Waterloo Court, Frogmore SW18 1HL	SW18 1HL	SW18 1	16/09/2022	£417,000	£392,601	FALSE	Flat	57	£7,316	£6,888	Leasehold
6, Chesterton Close SW18 1SD	SW18 1SD	SW18 1	22/11/2023	£338,000	£323,968	FALSE	Flat	47	£7,191	£6,893	Leasehold
47, Charterhouse Apartments, 21, Eltringham Street SW18 1AU	SW18 1AU	SW18 1	30/05/2022	£495,000	£476,600	FALSE	Flat	69	£7,174	£6,907	Leasehold
Flat 352, Anchor House, Smugglers Way SW18 1EL	SW18 1EL	SW18 1	21/04/2023	£490,000	£487,247	FALSE	Flat	70	£7,000	£6,961	Leasehold
37, Ringford Road SW18 1RP	SW18 1RP	SW18 1	03/01/2024	£1,295,000	£1,253,612	FALSE	Terraced	180	£7,194	£6,965	Freehold
Flat 368, Anchor House, Smugglers Way SW18 1EL	SW18 1EL	SW18 1	21/10/2022	£495,000	£467,696	FALSE	Flat	67	£7,388	£6,981	Leasehold
Flat 15, Milton Court, Chesterton Close SW18 1ST	SW18 1ST	SW18 1	25/05/2023	£560,000	£558,947	FALSE	Flat	80	£7,000	£6,987	Leasehold
Flat 174, Compass House, Smugglers Way SW18 1DJ	SW18 1DJ	SW18 1	23/06/2022	£525,000	£504,114	FALSE	Flat	72	£7,292	£7,002	Leasehold
Flat 243, Bluewater House, Smugglers Way SW18 1EA	SW18 1EA	SW18 1	28/07/2023	£515,000	£513,549	FALSE	Flat	73	£7,055	£7,035	Leasehold
Flat 4, 35, West Hill SW18 1RB	SW18 1RB	SW18 1	27/06/2023	£440,000	£437,119	FALSE	Flat	62	£7,097	£7,050	Leasehold
14, Jasmine House, Juniper Drive SW18 1GJ	SW18 1GJ	SW18 1	08/12/2023	£450,000	£437,637	FALSE	Flat	62	£7,258	£7,059	Leasehold
Flat 11, 92, Putney Bridge Road SW18 1TU	SW18 1TU	SW18 1	25/02/2022	£550,000	£534,401	FALSE	Flat	75	£7,333	£7,125	Leasehold
13, Oxborough House, 33, Eltringham Street SW18 1GS	SW18 1GS	SW18 1	27/01/2023	£520,000	£506,178	FALSE	Flat	71	£7,324	£7,129	Leasehold
Flat 4, Flotilla House, Juniper Drive SW18 1FX	SW18 1FX	SW18 1	14/03/2023	£530,000	£520,685	FALSE	Flat	73	£7,260	£7,133	Leasehold
Flat 349, Anchor House, Smugglers Way SW18 1EL	SW18 1EL	SW18 1	15/03/2023	£775,000	£761,378	FALSE	Flat	106.64	£7,267	£7,140	Leasehold
50, Bartholomew Close SW18 1JQ	SW18 1JQ	SW18 1	12/04/2023	£710,000	£702,070	FALSE	Terraced	98	£7,245	£7,164	Freehold
Flat 247, Bluewater House, Smugglers Way SW18 1EA	SW18 1EA	SW18 1	23/06/2023	£520,000	£516,595	FALSE	Flat	72	£7,222	£7,175	Leasehold
147, Bartholomew Close SW18 1JG	SW18 1JG	SW18 1	10/02/2023	£370,000	£359,506	FALSE	Flat	50	£7,400	£7,190	Leasehold
Flat 94, Dolphin House, Smugglers Way SW18 1DG	SW18 1DG	SW18 1	13/10/2023	£475,000	£461,528	FALSE	Flat	64	£7,422	£7,211	Leasehold
7, Bartholomew Close SW18 1JG	SW18 1JG	SW18 1	14/04/2023	£370,000	£367,921	FALSE	Flat	51	£7,255	£7,214	Leasehold
19, West Hill SW18 1RB	SW18 1RB	SW18 1	17/11/2023	£505,000	£484,034	FALSE	Flat	67	£7,537	£7,224	Leasehold
Flat A, 86, Cromford Road SW18 1NY	SW18 1NY	SW18 1	28/10/2022	£697,000	£658,553	FALSE	Flat	91	£7,659	£7,237	Leasehold
Flat 163, Compass House, Smugglers Way SW18 1DJ	SW18 1DJ	SW18 1	25/08/2023	£575,000	£572,842	FALSE	Flat	79	£7,278	£7,251	Leasehold
25, Dempster Road SW18 1AS	SW18 1AS	SW18 1	28/07/2023	£665,000	£653,642	FALSE	Terraced	90	£7,389	£7,263	Freehold
42, Ericcson Close SW18 1SG	SW18 1SG	SW18 1	29/08/2023	£740,000	£719,375	FALSE	Terraced	99	£7,475	£7,266	Freehold
Flat 52, Dolphin House, Smugglers Way SW18 1DF	SW18 1DF	SW18 1	18/08/2023	£460,000	£458,274	FALSE	Flat	63	£7,302	£7,274	Leasehold
Lower Flat, 46, Cromford Road SW18 1NX	SW18 1NX	SW18 1	28/10/2022	£555,000	£524,386	FALSE	Flat	72	£7,708	£7,283	Leasehold
34, Barchard Street SW18 1DU	SW18 1DU	SW18 1	26/01/2022	£695,000	£686,648	FALSE	Terraced	94	£7,394	£7,305	Freehold
Flat 21, Tower Court, Frogmore SW18 1HL	SW18 1HL	SW18 1	23/02/2023	£430,000	£417,804	FALSE	Flat	57	£7,544	£7,330	Leasehold
Flat 20, Leylands, Viewfield Road SW18 1NF	SW18 1NF	SW18 1	16/02/2024	£333,000	£329,894	FALSE	Flat	45	£7,400	£7,331	Leasehold
Apartment 9, 5, Osiers Road SW18 1HE	SW18 1HE	SW18 1	15/02/2022	£530,000	£514,968	FALSE	Flat	70	£7,571	£7,357	Leasehold
107, Ericcson Close SW18 1SQ	SW18 1SQ	SW18 1	18/08/2023	£355,000	£353,668	FALSE	Flat	48	£7,396	£7,368	Leasehold
Flat 168, Compass House, Smugglers Way SW18 1DJ	SW18 1DJ	SW18 1	18/01/2022	£535,000	£522,215	FALSE	Flat	70.84	£7,552	£7,372	Leasehold
Flat 340, Bluewater House, Smugglers Way SW18 1ED	SW18 1ED	SW18 1	17/02/2023	£585,000	£568,408	FALSE	Flat	77	£7,597	£7,382	Leasehold
9, Tonsley Hill SW18 1BE	SW18 1BE	SW18 1	29/09/2023	£1,103,000	£1,048,351	FALSE	Terraced	142	£7,768	£7,383	Freehold
Flat 8, Peachey House, 29, Eltringham Street SW18 1GQ	SW18 1GQ	SW18 1	26/01/2022	£530,000	£517,335	FALSE	Flat	70	£7,571	£7,391	Leasehold
Flat 19, Bevans House, 31, Eltringham Street SW18 1GR	SW18 1GR	SW18 1	28/01/2022	£500,000	£488,051	FALSE	Flat	66	£7,576	£7,395	Leasehold
42, Cromford Road SW18 1NX	SW18 1NX	SW18 1	21/09/2023	£1,550,000	£1,450,000	FALSE	Semi_Detached	196	£7,908	£7,398	Freehold
Flat 5, 65, Putney Bridge Road SW18 1PF	SW18 1PF	SW18 1	30/05/2022	£515,000	£495,857	FALSE	Flat	67	£7,687	£7,401	Leasehold
Flat 514, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	28/09/2022	£496,000	£466,979	FALSE	Flat	63	£7,873	£7,412	Leasehold
39, Charterhouse Apartments, 21, Eltringham Street SW18 1AU	SW18 1AU	SW18 1	15/03/2024	£467,500	£467,500	FALSE	Flat	63	£7,421	£7,421	Leasehold
31, Charterhouse Apartments, 21, Eltringham Street SW18 1AU	SW18 1AU	SW18 1	22/02/2023	£428,000	£415,861	FALSE	Flat	56	£7,643	£7,426	Leasehold
34, Jasmine House, Juniper Drive SW18 1GJ	SW18 1GJ	SW18 1	18/11/2022	£480,000	£460,488	FALSE	Flat	62	£7,742	£7,427	Leasehold
Flat 1, 1, Santos Road SW18 1NT	SW18 1NT	SW18 1	23/03/2023	£620,000	£609,103	FALSE	Flat	82	£7,561	£7,428	Leasehold
Apartment 5, 3, Knightley Walk SW18 1HA	SW18 1HA	SW18 1	12/05/2023	£575,000	£573,919	FALSE	Flat	77	£7,468	£7,453	Leasehold
22, Haldon Road SW18 1QB	SW18 1QB	SW18 1	22/04/2022	£1,350,000	£1,305,756	FALSE	Terraced	175	£7,714	£7,461	Freehold
50, Ericcson Close SW18 1SG	SW18 1SG	SW18 1	20/01/2022	£650,000	£642,189	FALSE	Terraced	86	£7,558	£7,467	Freehold
48, Charterhouse Apartments, 21, Eltringham Street SW18 1AU	SW18 1AU	SW18 1	24/03/2023	£350,000	£343,848	FALSE	Flat	46	£7,609	£7,475	Leasehold
12, Garrick Close, Wandsworth SW18 1JJ	SW18 1JJ	SW18 1	23/10/2023	£750,000	£711,079	FALSE	Terraced	95	£7,895	£7,485	Freehold
44, Trafalgar House, Juniper Drive SW18 1GY	SW18 1GY	SW18 1	25/04/2023	£565,000	£561,826	FALSE	Flat	75	£7,533	£7,491	Leasehold
Flat 7, Middlemill House, 30, Armoury Way SW18 1HZ	SW18 1HZ	SW18 1	24/06/2022	£430,000	£412,893	FALSE	Flat	55	£7,818	£7,507	Leasehold
Flat 353, Anchor House, Smugglers Way SW18 1EL	SW18 1EL	SW18 1	19/12/2022	£550,000	£533,425	FALSE	Flat	71	£7,746	£7,513	Leasehold
Flat 26, 11, Point Pleasant SW18 1PT	SW18 1PT	SW18 1	19/08/2022	£489,000	£459,167	FALSE	Flat	61	£8,016	£7,527	Leasehold
44, Ericcson Close SW18 1SG	SW18 1SG	SW18 1	27/07/2022	£705,000	£672,848	FALSE	Terraced	89	£7,921	£7,560	Freehold
Flat 208, Compass House, Smugglers Way SW18 1DQ	SW18 1DQ	SW18 1	22/03/2024	£575,000	£575,000	FALSE	Flat	76	£7,566	£7,566	Leasehold
Apartment 39, Linton House, 2, Creek Lane SW18 1SY	SW18 1SY	SW18 1	20/07/2023	£715,000	£712,986	FALSE	Flat	94	£7,606	£7,585	Leasehold
Flat 304, Bluewater House, Smugglers Way SW18 1EB	SW18 1EB	SW18 1	23/11/2022	£610,000	£585,203	FALSE	Flat	77	£7,922	£7,600	Leasehold
6, Bartholomew Close SW18 1JQ	SW18 1JQ	SW18 1	18/11/2022	£770,000	£724,669	FALSE	Terraced	95	£8,105	£7,628	Freehold
3, Quarter House, Juniper Drive SW18 1GX	SW18 1GX	SW18 1	16/11/2023	£430,000	£412,148	FALSE	Flat	54	£7,963	£7,632	Leasehold
18, Oxborough House, 33, Eltringham Street SW18 1GS	SW18 1GS	SW18 1	18/11/2022	£565,000	£542,033	FALSE	Flat	71	£7,958	£7,634	Leasehold
Flat 8, London Court, Frogmore SW18 1HH	SW18 1HH	SW18 1	27/05/2022	£445,000	£428,459	FALSE	Flat	56	£7,946	£7,651	Leasehold
1, Jasmine House, Juniper Drive SW18 1GJ	SW18 1GJ	SW18 1	13/01/2023	£362,500	£352,864	FALSE	Flat	46	£7,880	£7,671	Leasehold
50, Cromford Road SW18 1NX	SW18 1NX	SW18 1	21/09/2022	£595,500	£560,657	FALSE	Flat	73	£8,158	£7,680	Leasehold
Apartment 206, 1, Eastfields Avenue SW18 1FQ	SW18 1FQ	SW18 1	28/03/2022	£550,000	£530,036	FALSE	Flat	69	£7,971	£7,682	Leasehold
Apartment 2, 23, Osiers Road SW18 1HG	SW18 1HG	SW18 1	23/01/2023	£600,000	£584,051	FALSE	Flat	76	£7,895	£7,685	Leasehold
Apartment 15, 24, Point Pleasant SW18 1GG	SW18 1GG	SW18 1	15/09/2023	£740,000	£723,646	FALSE	Flat	94	£7,872	£7,698	Leasehold
22, Garrick Close, Wandsworth SW18 1JJ	SW18 1JJ	SW18 1	21/04/2023	£740,000	£731,735	FALSE	Terraced	95	£7,789	£7,702	Freehold
112, Putney Bridge Road SW18 1NJ	SW18 1NJ	SW18 1	14/03/2024	£640,000	£640,000	FALSE	Terraced	83	£7,711	£7,711	Freehold
1c, Cromford Road SW18 1NZ	SW18 1NZ	SW18 1	18/05/2023	£425,000	£424,201	FALSE	Flat	55	£7,727	£7,713	Leasehold
Flat 456, Anchor House, Smugglers Way SW18 1EX	SW18 1EX	SW18 1	21/10/2022	£450,000	£425,178	FALSE	Flat	55	£8,182	£7,731	Leasehold
28, Melrose Road SW18 1NE	SW18 1NE	SW18 1	27/07/2023	£1,800,000	£1,737,105	FALSE	Semi_Detached	224	£8,036	£7,755	Freehold
Flat 18, 92, Putney Bridge Road SW18 1TU	SW18 1TU	SW18 1	25/02/2022	£575,000	£558,692	FALSE	Flat	72	£7,986	£7,760	Leasehold
Flat 72, Dolphin House, Smugglers Way SW18 1DF	SW18 1DF	SW18 1	21/06/2023	£500,000	£496,726	FALSE	Flat	64	£7,813	£7,761	Leasehold
62c, Santos Road SW18 1NS	SW18 1NS	SW18 1	16/05/2023	£420,000	£419,211	FALSE	Flat	54	£7,778	£7,763	Leasehold
Flat 67, Dolphin House, Smugglers Way SW18 1DF	SW18 1DF	SW18 1	18/12/2023	£495,000	£481,401	FALSE	Flat	62	£7,984	£7,765	Leasehold
Flat 2, 63, Putney Bridge Road SW18 1PD	SW18 1PD	SW18 1	29/09/2023	£611,400	£597,888	FALSE	Flat	77	£7,940	£7,765	Leasehold
Flat 442, Anchor House, Smugglers Way SW18 1EX	SW18 1EX	SW18 1	27/04/2023	£930,000	£924,775	FALSE	Flat	119	£7,815	£7,771	Leasehold
14, Tonsley Place SW18 1BP	SW18 1BP	SW18 1	27/01/2022	£495,000	£483,171	FALSE	Flat	62	£7,984	£7,793	Leasehold
19, Oxborough House, 33, Eltringham Street SW18 1GS	SW18 1GS	SW18 1	20/01/2023	£554,950	£540,199	FALSE	Flat	69	£8,043	£7,829	Leasehold
26, Charterhouse Apartments, 21, Eltringham Street SW18 1AU	SW18 1AU	SW18 1	29/11/2022	£482,500	£462,886	FALSE	Flat	59	£8,178	£7,846	Leasehold
Flat 58, Flotilla House, Juniper Drive SW18 1FX	SW18 1FX	SW18 1	11/12/2023	£640,000	£622,418	FALSE	Flat	79	£8,101	£7,879	Leasehold
22, Ebner Street SW18 1BT	SW18 1BT	SW18 1	16/01/2023	£1,360,000	£1,304,467	FALSE	Terraced	165	£8,242	£7,906	Freehold
71, Tonsley Hill SW18 1BW	SW18 1BW	SW18 1	17/05/2023	£635,000	£633,349	FALSE	Terraced	80	£7,938	£7,917	Freehold
Flat A, 15, Melrose Road SW18 1ND	SW18 1ND	SW18 1	26/08/2022	£1,055,000	£990,637	FALSE	Flat	125	£8,440	£7,925	Leasehold
43, Meridian House, Juniper Drive SW18 1QS	SW18 1QS	SW18 1	21/04/2023	£630,000	£626,461	FALSE	Flat	79	£7,975	£7,930	Leasehold
Flat A, 11, Wimbledon Park Road SW18 1LS	SW18 1LS	SW18 1	22/03/2024	£335,000	£335,000	FALSE	Flat	42	£7,976	£7,976	Leasehold
Flat 17, 92, Putney Bridge Road SW18 1TU	SW18 1TU	SW18 1	25/02/2022	£575,000	£558,692	FALSE	Flat	70	£8,214	£7,981	Leasehold
1, Southfields Road SW18 1QW	SW18 1QW	SW18 1	28/03/2022	£980,000	£958,352	FALSE	Terraced	120	£8,167	£7,986	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 86, Ensign House, Juniper Drive SW18 1TR	SW18 1TR	SW18 1	19/12/2023	£600,000	£583,516	FALSE	Flat	73	£8,219	£7,993	Leasehold
8, Horizon House, Juniper Drive SW18 1GH	SW18 1GH	SW18 1	25/08/2023	£570,000	£567,861	FALSE	Flat	71	£8,028	£7,998	Leasehold
Flat 332, Bluewater House, Smugglers Way SW18 1ED	SW18 1ED	SW18 1	11/04/2023	£1,035,000	£1,029,185	FALSE	Flat	128	£8,086	£8,041	Leasehold
Flat 351, Anchor House, Smugglers Way SW18 1EL	SW18 1EL	SW18 1	28/01/2022	£552,500	£539,297	FALSE	Flat	67	£8,246	£8,049	Leasehold
Apartment 38, Causeway House, 5, Creek Lane SW18 1AG	SW18 1AG	SW18 1	20/07/2023	£590,000	£588,338	FALSE	Flat	73	£8,082	£8,059	Leasehold
Apartment 1, Dorset House, 18, Ram Street SW18 1UB	SW18 1UB	SW18 1	21/01/2022	£512,500	£500,253	FALSE	Flat	62	£8,266	£8,069	Leasehold
Flat 45, 11, Point Pleasant SW18 1PT	SW18 1PT	SW18 1	29/07/2022	£540,000	£516,649	FALSE	Flat	64	£8,438	£8,073	Leasehold
94a, Haldon Road SW18 1QQ	SW18 1QQ	SW18 1	27/09/2022	£525,000	£494,282	FALSE	Flat	61	£8,607	£8,103	Leasehold
55, Nantes Close SW18 1JL	SW18 1JL	SW18 1	29/09/2022	£396,000	£372,830	FALSE	Flat	46	£8,609	£8,105	Leasehold
50, Charterhouse Apartments, 21, Eltringham Street SW18 1AU	SW18 1AU	SW18 1	10/02/2023	£385,000	£374,081	FALSE	Flat	46	£8,370	£8,132	Leasehold
Flat 78, Ensign House, Juniper Drive SW18 1TR	SW18 1TR	SW18 1	24/11/2023	£630,000	£603,845	FALSE	Flat	74	£8,514	£8,160	Leasehold
23b, Alma Road SW18 1AA	SW18 1AA	SW18 1	28/10/2022	£683,000	£645,326	FALSE	Flat	79	£8,646	£8,169	Leasehold
Flat 129, Compass House, Smugglers Way SW18 1DB	SW18 1DB	SW18 1	18/08/2023	£460,000	£458,274	FALSE	Flat	56	£8,214	£8,183	Leasehold
Apartment 405, 15, Osiers Road SW18 1RF	SW18 1RF	SW18 1	21/12/2022	£650,000	£630,411	TRUE	Flat	77	£8,442	£8,187	Leasehold
Flat 506, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	25/11/2022	£470,000	£450,894	FALSE	Flat	55	£8,545	£8,198	Leasehold
Flat E, 11, Wimbledon Park Road SW18 1LS	SW18 1LS	SW18 1	17/02/2022	£355,000	£344,931	FALSE	Flat	42	£8,452	£8,213	Leasehold
31, Tonsley Place SW18 1BH	SW18 1BH	SW18 1	05/01/2024	£1,100,000	£1,064,844	FALSE	Terraced	129	£8,527	£8,255	Freehold
Apartment 606, 1, Eastfields Avenue SW18 1FQ	SW18 1FQ	SW18 1	10/02/2023	£655,000	£636,423	FALSE	Flat	77	£8,506	£8,265	Leasehold
14, Prospect Cottages SW18 1NW	SW18 1NW	SW18 1	20/06/2023	£1,087,800	£1,074,728	FALSE	Terraced	130	£8,368	£8,267	Freehold
Flat 523, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	24/02/2022	£417,500	£405,659	FALSE	Flat	49	£8,520	£8,279	Leasehold
64, Trafalgar House, Juniper Drive SW18 1GY	SW18 1GY	SW18 1	20/04/2022	£540,000	£515,256	FALSE	Flat	62	£8,710	£8,311	Leasehold
Flat 2, 43, Cromford Road SW18 1PA	SW18 1PA	SW18 1	24/10/2023	£445,000	£432,379	FALSE	Flat	52	£8,558	£8,315	Leasehold
67, Trafalgar House, Juniper Drive SW18 1GY	SW18 1GY	SW18 1	29/06/2022	£530,000	£508,915	FALSE	Flat	61	£8,689	£8,343	Leasehold
Flat 28, Spinnaker House, Juniper Drive SW18 1FR	SW18 1FR	SW18 1	21/07/2023	£1,400,000	£1,396,056	FALSE	Flat	167	£8,383	£8,360	Leasehold
Apartment 501, 7, Eastfields Avenue SW18 1RA	SW18 1RA	SW18 1	16/09/2022	£855,000	£804,973	FALSE	Flat	96	£8,906	£8,385	Leasehold
37, Santos Road SW18 1NT	SW18 1NT	SW18 1	24/07/2023	£1,150,000	£1,109,817	FALSE	Semi_Detached	132	£8,712	£8,408	Freehold
5, Severn House, 19, Enterprise Way SW18 1GD	SW18 1GD	SW18 1	19/12/2023	£545,000	£530,027	FALSE	Flat	63	£8,651	£8,413	Leasehold
Flat 44, Dolphin House, Smugglers Way SW18 1DF	SW18 1DF	SW18 1	16/12/2022	£540,000	£523,726	FALSE	Flat	62	£8,710	£8,447	Leasehold
55, Haldon Road SW18 1QF	SW18 1QF	SW18 1	23/09/2022	£1,265,000	£1,168,551	FALSE	Terraced	138	£9,167	£8,468	Freehold
Flat 14, Prospect Quay, 98, Point Pleasant SW18 1PR	SW18 1PR	SW18 1	27/03/2023	£665,000	£653,312	FALSE	Flat	77	£8,636	£8,485	Leasehold
First Floor Flat, 20, Melrose Road SW18 1NE	SW18 1NE	SW18 1	25/08/2022	£425,000	£399,072	FALSE	Flat	47	£9,043	£8,491	Leasehold
Apartment 603, 1, Eastfields Avenue SW18 1FQ	SW18 1FQ	SW18 1	28/09/2022	£680,000	£640,213	FALSE	Flat	75	£9,067	£8,536	Leasehold
37a, West Hill SW18 1RB	SW18 1RB	SW18 1	22/04/2022	£875,000	£785,671	FALSE	Detached	92	£9,511	£8,540	Freehold
13, Birdhurst Road SW18 1AR	SW18 1AR	SW18 1	25/03/2022	£391,000	£376,808	FALSE	Flat	44	£8,886	£8,564	Leasehold
Apartment 13, Dorset House, 18, Ram Street SW18 1UB	SW18 1UB	SW18 1	28/04/2023	£535,000	£531,994	FALSE	Flat	62	£8,629	£8,581	Leasehold
57, Tonsley Hill SW18 1BW	SW18 1BW	SW18 1	24/03/2022	£1,045,000	£1,021,916	FALSE	Terraced	119	£8,782	£8,588	Freehold
Flat 94, Spinnaker House, Juniper Drive SW18 1FS	SW18 1FS	SW18 1	26/10/2022	£1,350,000	£1,275,534	FALSE	Flat	148	£9,122	£8,618	Leasehold
Apartment 9, Linton House, 2, Creek Lane SW18 1SY	SW18 1SY	SW18 1	22/12/2022	£655,500	£631,201	FALSE	Flat	73	£8,979	£8,647	Freehold
32, Baltimore House, Juniper Drive SW18 1TS	SW18 1TS	SW18 1	14/02/2024	£525,000	£520,103	FALSE	Flat	60	£8,750	£8,668	Leasehold
18, Tonsley Street SW18 1BJ	SW18 1BJ	SW18 1	28/07/2023	£1,200,000	£1,179,505	FALSE	Terraced	136	£8,824	£8,673	Freehold
Apartment 14, 12, Osiers Road SW18 1UX	SW18 1UX	SW18 1	24/03/2023	£618,000	£607,138	FALSE	Flat	70	£8,829	£8,673	Leasehold
27, Fullerton Road SW18 1BU	SW18 1BU	SW18 1	29/09/2023	£1,268,550	£1,205,699	FALSE	Terraced	137	£9,259	£8,801	Freehold
5a, Cromford Road SW18 1NZ	SW18 1NZ	SW18 1	22/02/2023	£625,000	£607,274	FALSE	Flat	69	£9,058	£8,801	Leasehold
32, Tonsley Hill SW18 1BB	SW18 1BB	SW18 1	27/03/2023	£1,525,000	£1,488,783	FALSE	Terraced	169	£9,024	£8,809	Freehold
18, Sispara Gardens SW18 1LF	SW18 1LF	SW18 1	18/08/2023	£2,400,000	£2,291,358	FALSE	Semi_Detached	260	£9,231	£8,813	Freehold
22, Jephtha Road SW18 1QH	SW18 1QH	SW18 1	16/02/2023	£965,500	£909,075	FALSE	Semi_Detached	103	£9,374	£8,826	Freehold
32, Commodore House, Juniper Drive SW18 1TW	SW18 1TW	SW18 1	11/12/2023	£700,000	£680,769	FALSE	Flat	77	£9,091	£8,841	Leasehold
15, Tonsley Hill SW18 1BE	SW18 1BE	SW18 1	21/07/2023	£1,260,000	£1,238,480	FALSE	Terraced	140	£9,000	£8,846	Freehold
Flat 16, 92, Putney Bridge Road SW18 1TU	SW18 1TU	SW18 1	25/02/2022	£575,000	£558,692	FALSE	Flat	63	£9,127	£8,868	Leasehold
8, Ebner Street SW18 1BT	SW18 1BT	SW18 1	18/12/2023	£1,325,000	£1,269,838	FALSE	Terraced	142	£9,331	£8,943	Freehold
Flat 12, Flotilla House, Juniper Drive SW18 1FX	SW18 1FX	SW18 1	29/06/2022	£645,000	£619,340	FALSE	Flat	69	£9,348	£8,976	Leasehold
Apartment 19, Dray House, 8, Bellwether Lane SW18 1UE	SW18 1UE	SW18 1	27/10/2023	£490,000	£476,102	FALSE	Flat	53	£9,245	£8,983	Leasehold
Flat 4, 4, West Hill SW18 1SB	SW18 1SB	SW18 1	16/02/2023	£383,000	£372,137	FALSE	Flat	41	£9,341	£9,077	Leasehold
Apartment 306, 3, Eastfields Avenue SW18 1GN	SW18 1GN	SW18 1	22/03/2022	£415,000	£399,936	FALSE	Flat	44	£9,432	£9,089	Leasehold
2, Tonsley Place SW18 1BQ	SW18 1BQ	SW18 1	22/06/2023	£940,000	£910,184	FALSE	Semi_Detached	100	£9,400	£9,102	Freehold
Apartment 1403, 5, Eastfields Avenue SW18 1JY	SW18 1JY	SW18 1	30/05/2022	£1,012,500	£974,864	TRUE	Flat	107	£9,463	£9,111	Leasehold
8, Jephtha Road SW18 1QH	SW18 1QH	SW18 1	28/01/2022	£960,000	£948,464	FALSE	Terraced	104	£9,231	£9,120	Freehold
Apartment 406, 3, Eastfields Avenue SW18 1GN	SW18 1GN	SW18 1	19/04/2023	£405,000	£402,725	FALSE	Flat	44	£9,205	£9,153	Leasehold
Flat 86, Dolphin House, Smugglers Way SW18 1DG	SW18 1DG	SW18 1	08/03/2024	£578,000	£578,000	FALSE	Flat	63	£9,175	£9,175	Leasehold
18, Coleford Road SW18 1AD	SW18 1AD	SW18 1	30/10/2023	£907,696	£873,277	FALSE	Other	95	£9,555	£9,192	Freehold
84, Alma Road SW18 1AH	SW18 1AH	SW18 1	28/04/2023	£1,190,000	£1,176,710	FALSE	Terraced	128	£9,297	£9,193	Freehold
Flat 517, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	18/08/2023	£500,000	£498,124	FALSE	Flat	54	£9,259	£9,225	Leasehold
2, Ebner Street SW18 1BT	SW18 1BT	SW18 1	13/03/2024	£982,000	£982,000	FALSE	Flat	106	£9,264	£9,264	Freehold
20, Tonsley Road SW18 1BG	SW18 1BG	SW18 1	19/12/2022	£1,070,000	£1,019,512	FALSE	Terraced	110	£9,727	£9,268	Freehold
Apartment 408, 5, Eastfields Avenue SW18 1FU	SW18 1FU	SW18 1	30/05/2022	£780,000	£751,006	FALSE	Flat	81	£9,630	£9,272	Leasehold
Flat 8, 6, West Hill SW18 1SB	SW18 1SB	SW18 1	19/12/2022	£385,000	£373,397	FALSE	Flat	40	£9,625	£9,335	Leasehold
63a, Cromford Road SW18 1PA	SW18 1PA	SW18 1	25/11/2022	£598,000	£562,795	FALSE	Flat	60	£9,967	£9,380	Leasehold
Unit E, Baltimore House, Juniper Drive SW18 1TS	SW18 1TS	SW18 1	28/01/2022	£575,000	£563,128	TRUE	Flat	60	£9,583	£9,385	Leasehold
22, Ascensis Tower, Juniper Drive SW18 1AY	SW18 1AY	SW18 1	17/06/2022	£1,800,000	£1,728,391	FALSE	Flat	184	£9,783	£9,393	Leasehold
Flat 2, Ensign House, Juniper Drive SW18 1TA	SW18 1TA	SW18 1	20/09/2022	£450,000	£423,670	FALSE	Flat	45	£10,000	£9,415	Leasehold
34, Baltimore House, Juniper Drive SW18 1TS	SW18 1TS	SW18 1	16/06/2023	£380,000	£377,512	FALSE	Flat	40	£9,500	£9,438	Leasehold
Apartment 505, 9, Eastfields Avenue SW18 1YR	SW18 1YR	SW18 1	15/02/2023	£760,000	£738,445	TRUE	Flat	78	£9,744	£9,467	Leasehold
21c, Haldon Road SW18 1QD	SW18 1QD	SW18 1	26/07/2022	£645,000	£617,108	FALSE	Flat	65	£9,923	£9,494	Leasehold
5, Oxborough House, 33, Eltringham Street SW18 1GS	SW18 1GS	SW18 1	18/09/2023	£545,100	£533,054	FALSE	Flat	56	£9,734	£9,519	Leasehold
First And Second Floor Flat, 57, Tonsley Place SW18 1BH	SW18 1BH	SW18 1	25/11/2022	£795,000	£762,683	FALSE	Flat	80	£9,938	£9,534	Leasehold
Apartment 905, 9, Eastfields Avenue SW18 1RD	SW18 1RD	SW18 1	25/08/2022	£589,500	£553,536	TRUE	Flat	58	£10,164	£9,544	Leasehold
28, Dalby Road SW18 1AW	SW18 1AW	SW18 1	25/11/2022	£1,345,000	£1,265,818	FALSE	Terraced	132	£10,189	£9,590	Freehold
Apartment 507, 9, Eastfields Avenue SW18 1YR	SW18 1YR	SW18 1	27/04/2023	£715,000	£710,983	TRUE	Flat	74	£9,662	£9,608	Leasehold
67a, Cromford Road SW18 1PA	SW18 1PA	SW18 1	15/12/2022	£800,000	£770,344	FALSE	Flat	80	£10,000	£9,629	Leasehold
82, Commodore House, Juniper Drive SW18 1TZ	SW18 1TZ	SW18 1	28/04/2023	£650,000	£646,348	FALSE	Flat	67	£9,701	£9,647	Leasehold
17, Ballantine Street SW18 1AL	SW18 1AL	SW18 1	08/02/2024	£1,289,000	£1,264,824	FALSE	Terraced	131	£9,840	£9,655	Freehold
17a, Haldon Road SW18 1QD	SW18 1QD	SW18 1	30/05/2023	£775,000	£773,543	FALSE	Flat	80	£9,688	£9,669	Leasehold
Flat 5, 35, West Hill SW18 1RB	SW18 1RB	SW18 1	25/05/2023	£485,500	£484,587	FALSE	Flat	50	£9,710	£9,692	Leasehold
4, Valonia Gardens SW18 1PY	SW18 1PY	SW18 1	26/04/2022	£1,675,000	£1,620,105	FALSE	Terraced	167	£10,030	£9,701	Freehold
Flat 3, 4, West Hill SW18 1SB	SW18 1SB	SW18 1	16/02/2023	£500,000	£485,819	FALSE	Flat	50	£10,000	£9,716	Leasehold
77, Haldon Road SW18 1QF	SW18 1QF	SW18 1	17/11/2023	£1,400,000	£1,315,429	FALSE	Terraced	135	£10,370	£9,744	Freehold
28, Alma Road SW18 1AB	SW18 1AB	SW18 1	25/02/2022	£1,637,500	£1,612,286	FALSE	Terraced	165	£9,924	£9,771	Freehold
99, Baltimore House, Juniper Drive SW18 1TT	SW18 1TT	SW18 1	12/05/2023	£1,275,000	£1,272,603	FALSE	Flat	130	£9,808	£9,789	Leasehold
40, Ballantine Street SW18 1AL	SW18 1AL	SW18 1	26/08/2022	£1,275,000	£1,186,358	FALSE	Terraced	121	£10,537	£9,805	Freehold
76, Commodore House, Juniper Drive SW18 1TZ	SW18 1TZ	SW18 1	28/11/2022	£605,000	£580,407	FALSE	Flat	59	£10,254	£9,837	Leasehold
26, Francis House, 25, Eltringham Street SW18 1GU	SW18 1GU	SW18 1	29/09/2023	£575,000	£562,293	FALSE	Flat	57	£10,088	£9,865	Leasehold
42, Tonsley Hill SW18 1BB	SW18 1BB	SW18 1	11/12/2023	£1,400,000	£1,341,715	FALSE	Terraced	136	£10,294	£9,866	Freehold
10a, Ringford Road SW18 1RS	SW18 1RS	SW18 1	27/10/2023	£550,000	£513,688	FALSE	Flat	52	£10,577	£9,879	Leasehold
46, Quarter House, Juniper Drive SW18 1GX	SW18 1GX	SW18 1	19/07/2023	£885,000	£882,507	FALSE	Flat	89	£9,944	£9,916	Leasehold
Flat 9, Prospect Quay, 98, Point Pleasant SW18 1PR	SW18 1PR	SW18 1	24/08/2022	£550,000	£516,446	FALSE	Flat	52	£10,577	£9,932	Leasehold
Flat 2, 8, West Hill SW18 1SB	SW18 1SB	SW18 1	21/10/2022	£600,000	£566,904	FALSE	Flat	57	£10,526	£9,946	Leasehold
11, Ballantine Street SW18 1AL	SW18 1AL	SW18 1	23/08/2023	£1,285,000	£1,249,185	FALSE	Terraced	125	£10,280	£9,993	Freehold
20, West Hill Road SW18 1LN	SW18 1LN	SW18 1	26/06/2023	£2,875,000	£2,783,806	FALSE	Semi_Detached	277	£10,379	£10,050	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
62, Kingfisher House, Juniper Drive SW18 1TY	SW18 1TY	SW18 1	13/06/2023	£640,000	£635,809	FALSE	Flat	63	£10,159	£10,092	Leasehold
Flat 1, 17, Haldon Road SW18 1QD	SW18 1QD	SW18 1	26/05/2023	£435,000	£434,182	FALSE	Flat	43	£10,116	£10,097	Leasehold
47, Bramford Road SW18 1AP	SW18 1AP	SW18 1	29/04/2022	£1,300,000	£1,257,395	FALSE	Terraced	124	£10,484	£10,140	Freehold
Apartment 10, Langridge House, 8, Ram Street SW18 1UH	SW18 1UH	SW18 1	20/06/2022	£900,000	£864,195	TRUE	Flat	85	£10,588	£10,167	Leasehold
61, Commodore House, Juniper Drive SW18 1TZ	SW18 1TZ	SW18 1	29/06/2022	£650,000	£624,141	FALSE	Flat	61	£10,656	£10,232	Leasehold
65, Cromford Road SW18 1PA	SW18 1PA	SW18 1	15/12/2022	£800,000	£770,344	FALSE	Flat	75	£10,667	£10,271	Leasehold
24, Alma Road SW18 1AB	SW18 1AB	SW18 1	26/08/2022	£2,000,000	£1,860,954	FALSE	Terraced	181	£11,050	£10,282	Freehold
Apartment 402, 1, Eastfields Avenue SW18 1FQ	SW18 1FQ	SW18 1	27/06/2023	£850,000	£844,434	FALSE	Flat	82	£10,366	£10,298	Leasehold
38, West Hill Road SW18 1LN	SW18 1LN	SW18 1	27/04/2022	£1,950,000	£1,854,098	FALSE	Semi_Detached	180	£10,833	£10,301	Freehold
13, Tonsley Place SW18 1BH	SW18 1BH	SW18 1	19/12/2023	£1,070,000	£1,025,454	FALSE	Terraced	99	£10,808	£10,358	Freehold
27, Baltimore House, Juniper Drive SW18 1TS	SW18 1TS	SW18 1	26/04/2023	£375,000	£372,893	FALSE	Flat	36	£10,417	£10,358	Leasehold
12, Tonsley Hill SW18 1BB	SW18 1BB	SW18 1	28/11/2022	£1,270,000	£1,195,233	FALSE	Terraced	115	£11,043	£10,393	Freehold
10, Eltringham Street SW18 1TE	SW18 1TE	SW18 1	30/08/2022	£850,000	£790,905	FALSE	Terraced	76	£11,184	£10,407	Freehold
Apartment 203, 9, Eastfields Avenue SW18 1YR	SW18 1YR	SW18 1	24/06/2022	£990,000	£950,615	TRUE	Flat	91	£10,879	£10,446	Leasehold
Apartment 16, Dorset House, 18, Ram Street SW18 1UB	SW18 1UB	SW18 1	28/07/2022	£525,000	£502,297	FALSE	Flat	48	£10,938	£10,465	Leasehold
Apartment 201, Coptain House, Eastfields Avenue SW18 1JX	SW18 1JX	SW18 1	23/06/2023	£1,250,000	£1,241,815	FALSE	Flat	118	£10,593	£10,524	Leasehold
44, Santos Road SW18 1NS	SW18 1NS	SW18 1	24/04/2023	£625,000	£621,489	FALSE	Flat	59	£10,593	£10,534	Leasehold
Apartment 802, Coptain House, Eastfields Avenue SW18 1JX	SW18 1JX	SW18 1	28/10/2022	£2,127,000	£2,009,674	FALSE	Flat	189.7	£11,212	£10,594	Leasehold
32, Ballantine Street SW18 1AL	SW18 1AL	SW18 1	16/03/2023	£718,000	£700,948	FALSE	Terraced	66	£10,879	£10,620	Freehold
Apartment 702, 9, Eastfields Avenue SW18 1YR	SW18 1YR	SW18 1	24/03/2023	£1,040,000	£1,021,721	TRUE	Flat	95	£10,947	£10,755	Leasehold
Apartment 402, 9, Eastfields Avenue SW18 1YR	SW18 1YR	SW18 1	28/09/2023	£1,050,000	£1,026,796	TRUE	Flat	95	£11,053	£10,808	Leasehold
Flat 507, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	28/01/2022	£410,000	£400,202	FALSE	Flat	37	£11,081	£10,816	Leasehold
3, Tonsley Hill SW18 1BE	SW18 1BE	SW18 1	20/10/2023	£1,225,000	£1,161,429	FALSE	Terraced	107	£11,449	£10,854	Freehold
Flat 1, 1, Podmore Road SW18 1AJ	SW18 1AJ	SW18 1	28/02/2024	£550,000	£544,869	FALSE	Flat	50	£11,000	£10,897	Leasehold
15, Dalby Road SW18 1AW	SW18 1AW	SW18 1	21/10/2022	£1,350,000	£1,251,087	FALSE	Terraced	114	£11,842	£10,974	Freehold
11, Summerbee House, 27, Eltringham Street SW18 1GT	SW18 1GT	SW18 1	27/02/2023	£585,000	£568,408	FALSE	Flat	51	£11,471	£11,145	Leasehold
9, Tonsley Road SW18 1BG	SW18 1BG	SW18 1	25/03/2022	£1,195,000	£1,168,602	FALSE	Terraced	102	£11,716	£11,457	Freehold
55, Kingfisher House, Juniper Drive SW18 1TY	SW18 1TY	SW18 1	14/11/2023	£1,620,000	£1,552,744	FALSE	Flat	135	£12,000	£11,502	Leasehold
Flat 29, Prospect Quay, 98, Point Pleasant SW18 1PR	SW18 1PR	SW18 1	16/01/2023	£1,550,000	£1,508,799	FALSE	Flat	129	£12,016	£11,696	Leasehold
13, Dalby Road SW18 1AW	SW18 1AW	SW18 1	27/05/2022	£1,327,000	£1,285,671	FALSE	Terraced	109	£12,174	£11,795	Freehold
Flat 52, Prospect Quay, 98, Point Pleasant SW18 1PR	SW18 1PR	SW18 1	22/04/2022	£1,200,000	£1,145,013	FALSE	Flat	96	£12,500	£11,927	Leasehold
42, Bramford Road SW18 1AP	SW18 1AP	SW18 1	19/05/2023	£1,140,000	£1,137,036	FALSE	Terraced	95	£12,000	£11,969	Freehold
603, Milliners House, Eastfields Avenue SW18 1LP	SW18 1LP	SW18 1	09/06/2023	£1,860,000	£1,847,820	FALSE	Flat	154	£12,078	£11,999	Leasehold
Apartment 1001, 7, Eastfields Avenue SW18 1RA	SW18 1RA	SW18 1	15/12/2023	£1,425,000	£1,385,852	FALSE	Flat	113	£12,611	£12,264	Leasehold
Flat 49, Ensign House, Juniper Drive SW18 1TA	SW18 1TA	SW18 1	20/02/2023	£645,000	£626,706	FALSE	Flat	51	£12,647	£12,288	Leasehold
13, Stockbridge House, 23, Eltringham Street SW18 1GP	SW18 1GP	SW18 1	26/07/2023	£620,000	£618,254	FALSE	Flat	50	£12,400	£12,365	Leasehold
1, Podmore Road SW18 1AJ	SW18 1AJ	SW18 1	27/07/2022	£860,000	£820,779	FALSE	Flat	51	£16,863	£16,094	Freehold
Apartment 1201, 3, Eastfields Avenue SW18 1GN	SW18 1GN	SW18 1	17/03/2023	£3,100,000	£3,045,513	FALSE	Flat	177	£17,514	£17,206	Leasehold
Apartment 1003, 20, Enterprise Way SW18 1SA	SW18 1SA	SW18 1	28/09/2023	£1,020,800	£998,241	TRUE	Flat	52	£19,631	£19,197	Leasehold
		SW18 1 Average							£8,584	£8,328	Area around Wan
Flat 4, Culver Court, Borrodaile Road SW18 2LD	SW18 2LD	SW18 2	20/06/2023	£376,500	£374,035	FALSE	Flat	74	£5,088	£5,055	Leasehold
Flat 7, Binstead House, 5, Vermont Road SW18 2AD	SW18 2AD	SW18 2	16/09/2022	£380,000	£357,766	FALSE	Flat	68	£5,588	£5,261	Leasehold
Flat 28, Domelton House, Iron Mill Road SW18 2AF	SW18 2AF	SW18 2	24/03/2022	£400,000	£385,481	FALSE	Flat	73	£5,479	£5,281	Leasehold
36, East Hill, Wandsworth SW18 2HH	SW18 2HH	SW18 2	21/10/2022	£500,000	£463,366	FALSE	Terraced	86	£5,814	£5,388	Leasehold
Apartment 4, 80, North Side Wandsworth Common SW18 2QX	SW18 2QX	SW18 2	28/10/2022	£520,000	£491,317	FALSE	Flat	91	£5,714	£5,399	Leasehold
26, Wandsworth Common West Side SW18 2EP	SW18 2EP	SW18 2	29/05/2023	£415,000	£414,220	FALSE	Flat	76	£5,461	£5,450	Leasehold
Flat 3, Culver Court, Borrodaile Road SW18 2LD	SW18 2LD	SW18 2	17/04/2023	£450,000	£447,472	FALSE	Flat	82	£5,488	£5,457	Leasehold
21b, Spencer Park SW18 2TB	SW18 2TB	SW18 2	24/02/2023	£510,000	£495,535	FALSE	Flat	87	£5,862	£5,696	Leasehold
Flat 18, Totland House, 2, Vermont Road SW18 2LQ	SW18 2LQ	SW18 2	13/06/2023	£375,000	£372,544	FALSE	Flat	65	£5,769	£5,731	Leasehold
Flat 47, Binstead House, 5, Vermont Road SW18 2AD	SW18 2AD	SW18 2	26/09/2022	£460,000	£433,085	FALSE	Flat	75	£6,133	£5,774	Leasehold
Flat 52, Bembridge House, 1, Iron Mill Road SW18 2AQ	SW18 2AQ	SW18 2	25/02/2022	£365,000	£354,648	FALSE	Flat	61	£5,984	£5,814	Leasehold
106, Melody Road SW18 2QG	SW18 2QG	SW18 2	08/04/2024	£495,000	£495,000	FALSE	Flat	85	£5,824	£5,824	Leasehold
Flat 1, Spencer Court House, 49, North Side Wandsworth Common SW18 2S	SW18 2ST	SW18 2	08/12/2023	£700,000	£680,769	FALSE	Flat	114	£6,140	£5,972	Leasehold
Flat 52, Binstead House, 5, Vermont Road SW18 2AD	SW18 2AD	SW18 2	28/10/2022	£405,000	£382,660	FALSE	Flat	64	£6,328	£5,979	Leasehold
Flat 4, Spencer Court House, 49, North Side Wandsworth Common SW18 2S	SW18 2ST	SW18 2	22/04/2022	£588,000	£561,057	FALSE	Flat	93	£6,323	£6,033	Leasehold
Flat 38, Domelton House, Iron Mill Road SW18 2AF	SW18 2AF	SW18 2	22/03/2023	£395,000	£388,057	FALSE	Flat	64	£6,172	£6,063	Leasehold
Flat 3, Nell Lodge, 89, East Hill, Wandsworth SW18 2QD	SW18 2QD	SW18 2	24/11/2023	£481,500	£461,510	FALSE	Flat	76	£6,336	£6,073	Leasehold
123a, Allfarthing Lane SW18 2AU	SW18 2AU	SW18 2	26/08/2022	£710,000	£666,684	FALSE	Flat	109	£6,514	£6,116	Leasehold
Flat 20, Merstone House, Borrodaile Road SW18 2LF	SW18 2LF	SW18 2	15/12/2023	£393,000	£382,203	FALSE	Flat	62	£6,339	£6,165	Leasehold
Flat 6, Swanmore Court, Garton Place SW18 2AY	SW18 2AY	SW18 2	27/02/2023	£445,000	£432,379	FALSE	Flat	70	£6,357	£6,177	Leasehold
76c, East Hill, Wandsworth SW18 2HG	SW18 2HG	SW18 2	13/01/2023	£630,000	£613,254	FALSE	Flat	99	£6,364	£6,194	Leasehold
10, St Ann'S Hill SW18 2EY	SW18 2EY	SW18 2	24/06/2022	£400,000	£384,087	FALSE	Flat	62	£6,452	£6,195	Leasehold
Flat 1, Merstone House, Borrodaile Road SW18 2LF	SW18 2LF	SW18 2	24/02/2022	£415,000	£403,230	FALSE	Flat	64	£6,484	£6,300	Leasehold
7, Herndon Road SW18 2DQ	SW18 2DQ	SW18 2	23/06/2022	£1,140,000	£1,099,866	FALSE	Terraced	172	£6,628	£6,395	Freehold
3, Killarney Road SW18 2DU	SW18 2DU	SW18 2	20/03/2023	£1,390,000	£1,356,989	FALSE	Terraced	212	£6,557	£6,401	Freehold
Flat 1, 63, Allfarthing Lane SW18 2AR	SW18 2AR	SW18 2	15/09/2023	£435,000	£425,387	FALSE	Flat	66	£6,591	£6,445	Leasehold
46b, Geraldine Road SW18 2NT	SW18 2NT	SW18 2	29/07/2022	£705,000	£674,514	FALSE	Flat	104	£6,779	£6,486	Leasehold
64, Barmouth Road SW18 2DR	SW18 2DR	SW18 2	19/12/2022	£1,367,500	£1,287,581	FALSE	Semi_Detached	196	£6,977	£6,569	Freehold
5, Allfarthing Lane SW18 2PG	SW18 2PG	SW18 2	27/04/2022	£420,000	£400,755	FALSE	Flat	61	£6,885	£6,570	Leasehold
Flat 13, Domelton House, Iron Mill Road SW18 2AF	SW18 2AF	SW18 2	20/01/2023	£387,750	£377,443	FALSE	Flat	57	£6,803	£6,622	Leasehold
29, Aslett Street SW18 2BE	SW18 2BE	SW18 2	17/10/2023	£881,500	£835,755	FALSE	Terraced	126	£6,996	£6,633	Freehold
70, Geraldine Road SW18 2NL	SW18 2NL	SW18 2	25/03/2022	£1,215,500	£1,188,650	FALSE	Terraced	179	£6,791	£6,641	Freehold
129a, Allfarthing Lane SW18 2AU	SW18 2AU	SW18 2	16/12/2022	£791,500	£767,647	FALSE	Flat	115	£6,883	£6,675	Leasehold
43, Phoenix Way SW18 2PW	SW18 2PW	SW18 2	15/03/2024	£470,000	£470,000	FALSE	Flat	70	£6,714	£6,714	Leasehold
3, Delia Street SW18 2BT	SW18 2BT	SW18 2	05/04/2024	£485,000	£485,000	FALSE	Flat	72	£6,736	£6,736	Leasehold
34, Killarney Road SW18 2DX	SW18 2DX	SW18 2	22/02/2023	£1,560,000	£1,468,831	FALSE	Semi_Detached	216	£7,222	£6,800	Freehold
7a, Knoll Road SW18 2DF	SW18 2DF	SW18 2	17/06/2022	£428,000	£410,973	FALSE	Flat	60	£7,133	£6,850	Leasehold
Flat 6, Acris Court, Acris Street SW18 2QS	SW18 2QS	SW18 2	29/04/2022	£620,000	£591,590	FALSE	Flat	86	£7,209	£6,879	Leasehold
Flat A, 83, Allfarthing Lane SW18 2AS	SW18 2AS	SW18 2	18/08/2023	£625,000	£622,655	FALSE	Flat	89.56	£6,979	£6,952	Leasehold
14, Pentland Street SW18 2AW	SW18 2AW	SW18 2	18/11/2022	£1,050,000	£988,185	FALSE	Terraced	142	£7,394	£6,959	Freehold
88a, Aslett Street SW18 2BQ	SW18 2BQ	SW18 2	21/10/2022	£575,000	£543,283	FALSE	Flat	78	£7,372	£6,965	Leasehold
74c, East Hill, Wandsworth SW18 2HG	SW18 2HG	SW18 2	26/08/2022	£800,000	£751,194	FALSE	Flat	107	£7,477	£7,021	Leasehold
40, Stott Close SW18 2TG	SW18 2TG	SW18 2	24/06/2022	£377,500	£362,482	FALSE	Flat	51	£7,402	£7,107	Leasehold
9, Ikon House, 3, East Hill SW18 2HT	SW18 2HT	SW18 2	25/04/2022	£837,600	£799,219	FALSE	Flat	112	£7,479	£7,136	Leasehold
36a, Barmouth Road SW18 2DP	SW18 2DP	SW18 2	16/09/2022	£826,500	£778,141	FALSE	Flat	109	£7,583	£7,139	Leasehold
1, Aslett Street SW18 2BE	SW18 2BE	SW18 2	20/06/2022	£625,000	£600,136	FALSE	Flat	84	£7,440	£7,144	Leasehold
52, John Archer Way SW18 2TS	SW18 2TS	SW18 2	23/06/2023	£475,000	£471,890	FALSE	Flat	66	£7,197	£7,150	Leasehold
67a, Allfarthing Lane SW18 2AR	SW18 2AR	SW18 2	30/03/2022	£340,000	£327,659	FALSE	Flat	45	£7,556	£7,281	Leasehold
12, Wycombe Place SW18 2LT	SW18 2LT	SW18 2	25/11/2022	£1,300,000	£1,223,467	FALSE	Terraced	168	£7,738	£7,283	Freehold
1, Marcilly Road SW18 2HL	SW18 2HL	SW18 2	26/05/2022	£875,000	£831,286	FALSE	Semi_Detached	114	£7,675	£7,292	Freehold
11, Acris Street SW18 2QT	SW18 2QT	SW18 2	21/07/2023	£1,400,000	£1,376,089	FALSE	Terraced	188	£7,447	£7,320	Freehold
32, Allfarthing Lane SW18 2PQ	SW18 2PQ	SW18 2	29/09/2023	£1,690,000	£1,606,268	FALSE	Terraced	219	£7,717	£7,335	Freehold
Flat 2, 20b, St Anns Crescent SW18 2LR	SW18 2LR	SW18 2	25/02/2022	£440,000	£427,521	FALSE	Flat	58	£7,586	£7,371	Leasehold
99b, Allfarthing Lane SW18 2AT	SW18 2AT	SW18 2	26/07/2023	£577,500	£575,873	FALSE	Flat	78	£7,404	£7,383	Leasehold
46, Swanage Road SW18 2DY	SW18 2DY	SW18 2	17/03/2023	£1,120,000	£1,093,401	FALSE	Terraced	148	£7,568	£7,388	Freehold
39, St Ann'S Hill SW18 2EZ	SW18 2EZ	SW18 2	24/07/2023	£654,500	£643,322	FALSE	Terraced	87	£7,523	£7,395	Freehold
19, Swanage Road SW18 2DZ	SW18 2DZ	SW18 2	28/06/2023	£1,250,000	£1,234,979	FALSE	Terraced	167	£7,485	£7,395	Freehold
16, Westdean Close SW18 2JX	SW18 2JX	SW18 2	15/12/2023	£368,000	£357,890	FALSE	Flat	48	£7,667	£7,456	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
31, Phoenix Way SW18 2PW	SW18 2PW	SW18 2	21/07/2023	£400,000	£398,873	FALSE	Flat	53	£7,547	£7,526	Leasehold
71a, St Ann'S Hill SW18 2SA	SW18 2SA	SW18 2	16/12/2022	£560,000	£543,123	FALSE	Flat	72	£7,778	£7,543	Leasehold
18, St Ann'S Hill SW18 2EY	SW18 2EY	SW18 2	26/08/2022	£450,000	£422,546	FALSE	Flat	56	£8,036	£7,545	Leasehold
41, Cicada Road SW18 2NN	SW18 2NN	SW18 2	25/08/2023	£1,575,000	£1,531,102	FALSE	Terraced	201	£7,836	£7,617	Freehold
18, Wycombe Place SW18 2LT	SW18 2LT	SW18 2	25/08/2023	£1,395,000	£1,356,119	FALSE	Terraced	178	£7,837	£7,619	Freehold
1, Cecil House, 94, East Hill, Wandsworth SW18 2HF	SW18 2HF	SW18 2	28/09/2022	£585,000	£550,771	FALSE	Flat	72	£8,125	£7,650	Leasehold
29a, Spencer Road SW18 2SP	SW18 2SP	SW18 2	29/11/2023	£455,000	£436,110	FALSE	Flat	57	£7,982	£7,651	Leasehold
79a, Aslett Street SW18 2BE	SW18 2BE	SW18 2	19/12/2023	£315,000	£306,346	FALSE	Flat	40	£7,875	£7,659	Leasehold
44, Phoenix Way SW18 2PW	SW18 2PW	SW18 2	29/04/2022	£385,000	£367,358	FALSE	Flat	47	£8,191	£7,816	Leasehold
1, Edison Mews SW18 2AX	SW18 2AX	SW18 2	16/01/2023	£1,200,000	£1,151,000	FALSE	Terraced	147	£8,163	£7,830	Freehold
Flat 1, 14, Windmill Road SW18 2EU	SW18 2EU	SW18 2	21/10/2022	£895,000	£845,632	FALSE	Flat	108	£8,287	£7,830	Leasehold
51, John Archer Way SW18 2TS	SW18 2TS	SW18 2	05/01/2024	£440,000	£432,266	FALSE	Flat	55	£8,000	£7,859	Leasehold
Flat 6, Almanac House, 180, East Hill, Wandsworth SW18 2HD	SW18 2HD	SW18 2	24/03/2022	£450,000	£433,666	FALSE	Flat	55	£8,182	£7,885	Leasehold
173, St Ann'S Hill SW18 2RX	SW18 2RX	SW18 2	15/06/2023	£525,000	£521,562	FALSE	Flat	66	£7,955	£7,902	Leasehold
3, Trefoil Road SW18 2EG	SW18 2EG	SW18 2	21/01/2022	£1,485,000	£1,467,155	FALSE	Terraced	185	£8,027	£7,931	Freehold
33, Cicada Road SW18 2NN	SW18 2NN	SW18 2	29/09/2022	£1,710,033	£1,579,653	FALSE	Terraced	198	£8,637	£7,978	Freehold
53b, Cicada Road SW18 2NN	SW18 2NN	SW18 2	29/09/2023	£925,000	£893,866	FALSE	Other	112	£8,259	£7,981	Leasehold
20, Aspley Road SW18 2DB	SW18 2DB	SW18 2	18/02/2022	£650,000	£631,565	FALSE	Flat	79	£8,228	£7,994	Leasehold
74b, East Hill, Wandsworth SW18 2HG	SW18 2HG	SW18 2	29/08/2023	£450,000	£448,311	FALSE	Flat	56	£8,036	£8,006	Leasehold
29, Crieff Road SW18 2EB	SW18 2EB	SW18 2	21/10/2022	£2,100,000	£1,924,171	FALSE	Semi_Detached	240	£8,750	£8,017	Freehold
Flat 1, 54, Allfarthing Lane SW18 2AJ	SW18 2AJ	SW18 2	28/03/2022	£560,000	£539,673	FALSE	Flat	67	£8,358	£8,055	Leasehold
7c, Delia Street SW18 2BT	SW18 2BT	SW18 2	24/07/2023	£445,000	£443,746	FALSE	Flat	55	£8,091	£8,068	Leasehold
18, Aspley Road SW18 2DB	SW18 2DB	SW18 2	27/01/2023	£1,205,000	£1,155,796	FALSE	Terraced	143	£8,427	£8,082	Freehold
56, Geraldine Road SW18 2NL	SW18 2NL	SW18 2	28/07/2023	£1,300,000	£1,254,576	FALSE	Semi_Detached	155	£8,387	£8,094	Freehold
18, Coates Avenue SW18 2TH	SW18 2TH	SW18 2	29/04/2022	£1,400,000	£1,257,074	FALSE	Detached	154	£9,091	£8,163	Freehold
Flat 4, 56, Allfarthing Lane SW18 2AJ	SW18 2AJ	SW18 2	24/11/2022	£495,000	£474,878	FALSE	Flat	58	£8,534	£8,188	Leasehold
Garden Flat, 16, North Side Wandsworth Common SW18 2SL	SW18 2SL	SW18 2	24/08/2023	£600,000	£597,749	FALSE	Flat	73	£8,219	£8,188	Leasehold
16, Quarry Road SW18 2QJ	SW18 2QJ	SW18 2	28/07/2023	£1,625,000	£1,597,246	FALSE	Terraced	195	£8,333	£8,191	Freehold
Flat C, 16, North Side Wandsworth Common SW18 2SL	SW18 2SL	SW18 2	18/12/2023	£615,000	£598,104	FALSE	Flat	73	£8,425	£8,193	Leasehold
8b, North Side Wandsworth Common SW18 2SL	SW18 2SL	SW18 2	21/06/2023	£660,000	£655,678	FALSE	Flat	80	£8,250	£8,196	Leasehold
9, Crieff Road SW18 2EB	SW18 2EB	SW18 2	16/11/2023	£1,675,000	£1,573,816	FALSE	Terraced	190	£8,816	£8,283	Freehold
4, Acris Street SW18 2QP	SW18 2QP	SW18 2	28/07/2022	£1,530,000	£1,460,224	FALSE	Terraced	176	£8,693	£8,297	Freehold
55, Cicada Road SW18 2NN	SW18 2NN	SW18 2	29/09/2022	£1,350,000	£1,271,011	FALSE	Flat	153	£8,824	£8,307	Leasehold
62, Aslett Street SW18 2BH	SW18 2BH	SW18 2	19/01/2023	£550,000	£535,380	FALSE	Flat	64	£8,594	£8,365	Leasehold
6, Wycombe Place SW18 2LT	SW18 2LT	SW18 2	03/04/2024	£1,200,000	£1,200,000	FALSE	Terraced	143	£8,392	£8,392	Freehold
Flat 2, 23, Wandsworth Common West Side SW18 2EH	SW18 2EH	SW18 2	27/09/2022	£625,000	£588,431	FALSE	Flat	70	£8,929	£8,406	Leasehold
40, Cicada Road SW18 2NW	SW18 2NW	SW18 2	21/07/2023	£1,480,000	£1,454,722	FALSE	Terraced	173	£8,555	£8,409	Freehold
9c, Treport Street SW18 2BW	SW18 2BW	SW18 2	20/10/2023	£485,000	£471,244	FALSE	Flat	56	£8,661	£8,415	Leasehold
Flat 3, 164, East Hill, Wandsworth SW18 2HD	SW18 2HD	SW18 2	28/04/2022	£550,000	£524,798	FALSE	Flat	62	£8,871	£8,464	Leasehold
10, Jeypore Road SW18 2RJ	SW18 2RJ	SW18 2	25/08/2023	£1,510,000	£1,467,914	FALSE	Terraced	173	£8,728	£8,485	Freehold
17, Barmouth Road SW18 2DT	SW18 2DT	SW18 2	20/10/2023	£621,000	£603,387	FALSE	Flat	71	£8,746	£8,498	Leasehold
33, John Archer Way SW18 2TR	SW18 2TR	SW18 2	14/11/2023	£400,000	£383,394	FALSE	Flat	45	£8,889	£8,520	Leasehold
Flat 7, Wellington Lodge, 25a, Denton Street SW18 2JR	SW18 2JR	SW18 2	13/10/2023	£290,000	£281,775	FALSE	Flat	33	£8,788	£8,539	Leasehold
72, Phoenix Way SW18 2PW	SW18 2PW	SW18 2	24/05/2022	£612,500	£589,733	FALSE	Flat	69	£8,877	£8,547	Leasehold
4, Muir Drive SW18 2TJ	SW18 2TJ	SW18 2	28/10/2022	£1,100,000	£1,019,404	FALSE	Terraced	118	£9,322	£8,639	Freehold
7, Trefoil Road SW18 2EG	SW18 2EG	SW18 2	24/02/2023	£1,595,000	£1,531,147	FALSE	Terraced	177	£9,011	£8,651	Freehold
85, John Archer Way SW18 2TT	SW18 2TT	SW18 2	26/05/2022	£540,000	£519,927	FALSE	Flat	60	£9,000	£8,665	Leasehold
11, John Archer Way SW18 2TQ	SW18 2TQ	SW18 2	26/05/2023	£480,000	£479,098	FALSE	Flat	55	£8,727	£8,711	Leasehold
43, Cicada Road SW18 2NN	SW18 2NN	SW18 2	27/09/2023	£1,760,430	£1,673,208	FALSE	Terraced	192	£9,169	£8,715	Freehold
Flat 6, Spencer Court House, 47 - 49, North Side Wandsworth Common SW1	SW18 2ST	SW18 2	28/10/2022	£535,000	£505,489	FALSE	Flat	58	£9,224	£8,715	Leasehold
66b, East Hill, Wandsworth SW18 2HQ	SW18 2HQ	SW18 2	24/02/2023	£412,950	£401,238	FALSE	Flat	46	£8,977	£8,723	Leasehold
31, Cicada Road SW18 2NN	SW18 2NN	SW18 2	14/02/2022	£1,595,000	£1,570,441	FALSE	Terraced	180	£8,861	£8,725	Freehold
14, Marcilly Road SW18 2HS	SW18 2HS	SW18 2	12/01/2024	£1,265,000	£1,224,571	FALSE	Terraced	140	£9,036	£8,747	Freehold
11, Galesbury Road SW18 2RL	SW18 2RL	SW18 2	21/07/2023	£1,319,870	£1,297,327	FALSE	Terraced	146	£9,040	£8,886	Freehold
5, Marcus Terrace SW18 2JW	SW18 2JW	SW18 2	29/06/2022	£445,000	£427,297	FALSE	Flat	48	£9,271	£8,902	Leasehold
70, Aslett Street SW18 2BH	SW18 2BH	SW18 2	14/04/2023	£600,000	£596,629	FALSE	Flat	67	£8,955	£8,905	Leasehold
178, St Ann'S Hill SW18 2RS	SW18 2RS	SW18 2	21/10/2022	£1,874,000	£1,736,694	FALSE	Terraced	195	£9,610	£8,906	Freehold
20, Bloomsbury Place SW18 2JB	SW18 2JB	SW18 2	29/09/2023	£375,000	£366,713	FALSE	Flat	41	£9,146	£8,944	Leasehold
Flat 1, 57, Allfarthing Lane SW18 2AP	SW18 2AP	SW18 2	28/10/2022	£455,000	£429,902	FALSE	Flat	48	£9,479	£8,956	Leasehold
Ground Floor Flat, 63, St Anns Crescent SW18 2LP	SW18 2LP	SW18 2	17/02/2023	£535,000	£519,826	FALSE	Flat	58	£9,224	£8,963	Leasehold
23, Denton Street SW18 2JR	SW18 2JR	SW18 2	18/11/2022	£500,000	£479,675	FALSE	Flat	53	£9,434	£9,050	Leasehold
145, St Ann'S Hill SW18 2RX	SW18 2RX	SW18 2	21/01/2022	£575,000	£561,259	FALSE	Flat	62	£9,274	£9,053	Leasehold
Ground Floor Flat, 21, Jessica Road SW18 2QL	SW18 2QL	SW18 2	16/12/2022	£660,000	£640,110	FALSE	Flat	70	£9,429	£9,144	Leasehold
19a, Crealock Street SW18 2BS	SW18 2BS	SW18 2	26/08/2022	£550,000	£516,446	FALSE	Flat	56	£9,821	£9,222	Leasehold
51, Phoenix Way SW18 2PW	SW18 2PW	SW18 2	20/06/2022	£375,000	£360,081	FALSE	Flat	39	£9,615	£9,233	Leasehold
3, Kershaw Close SW18 2RB	SW18 2RB	SW18 2	19/07/2023	£875,000	£860,056	FALSE	Terraced	93	£9,409	£9,248	Freehold
13a, Treport Street SW18 2BW	SW18 2BW	SW18 2	13/12/2023	£525,000	£510,577	FALSE	Flat	55	£9,545	£9,283	Leasehold
21, Treport Street SW18 2BW	SW18 2BW	SW18 2	15/12/2023	£450,000	£437,637	FALSE	Flat	47	£9,574	£9,311	Leasehold
37, Melody Road SW18 2QW	SW18 2QW	SW18 2	27/02/2023	£2,050,000	£1,967,932	FALSE	Terraced	211	£9,716	£9,327	Freehold
20, Elsynge Road SW18 2HN	SW18 2HN	SW18 2	16/12/2022	£3,260,000	£2,920,144	FALSE	Detached	312	£10,449	£9,359	Freehold
64, Melody Road SW18 2QF	SW18 2QF	SW18 2	17/05/2023	£2,553,500	£2,546,862	FALSE	Terraced	271	£9,423	£9,398	Freehold
8, Treport Street SW18 2BP	SW18 2BP	SW18 2	08/12/2023	£532,000	£517,385	FALSE	Flat	55	£9,673	£9,407	Leasehold
3, Spencer Road SW18 2SP	SW18 2SP	SW18 2	27/01/2023	£1,400,000	£1,318,182	FALSE	Semi_Detached	139	£10,072	£9,483	Freehold
6, Marcus Terrace SW18 2JW	SW18 2JW	SW18 2	27/10/2023	£460,000	£446,953	FALSE	Flat	47	£9,787	£9,510	Leasehold
Flat A, 1, Knoll Road SW18 2DF	SW18 2DF	SW18 2	19/12/2022	£590,000	£572,219	FALSE	Flat	60	£9,833	£9,537	Leasehold
Flat C, 22, North Side Wandsworth Common SW18 2SL	SW18 2SL	SW18 2	17/02/2023	£600,000	£582,983	FALSE	Flat	61	£9,836	£9,557	Leasehold
Second Floor Flat, 4, Barmouth Road SW18 2DN	SW18 2DN	SW18 2	23/08/2023	£539,000	£536,977	FALSE	Flat	56	£9,625	£9,589	Leasehold
42, Melody Road SW18 2QF	SW18 2QF	SW18 2	17/01/2023	£2,100,000	£2,031,117	FALSE	Other	211	£9,953	£9,626	Freehold
69, Wandsworth Common West Side SW18 2ED	SW18 2ED	SW18 2	16/12/2022	£2,605,000	£2,482,082	FALSE	Terraced	256	£10,176	£9,696	Freehold
130, East Hill, Wandsworth SW18 2HF	SW18 2HF	SW18 2	25/02/2022	£600,000	£582,983	FALSE	Flat	60	£10,000	£9,716	Leasehold
40, Marcus Street SW18 2JT	SW18 2JT	SW18 2	20/11/2023	£702,000	£672,856	FALSE	Flat	69	£10,174	£9,752	Leasehold
34, Westover Road SW18 2RQ	SW18 2RQ	SW18 2	30/03/2022	£2,260,000	£2,210,076	FALSE	Terraced	226	£10,000	£9,779	Freehold
Ground Floor Flat, 21, Aslett Street SW18 2BE	SW18 2BE	SW18 2	18/01/2023	£455,000	£442,906	FALSE	Flat	45	£10,111	£9,842	Leasehold
22, Knoll Road SW18 2DF	SW18 2DF	SW18 2	23/11/2022	£1,300,000	£1,223,467	FALSE	Terraced	124	£10,484	£9,867	Freehold
51, Heathfield Road SW18 2PH	SW18 2PH	SW18 2	17/02/2022	£2,195,000	£2,161,202	FALSE	Terraced	219	£10,023	£9,869	Freehold
16a, Barmouth Road SW18 2DN	SW18 2DN	SW18 2	29/04/2022	£708,500	£676,035	FALSE	Flat	68	£10,419	£9,942	Leasehold
67, Heathfield Road SW18 2PH	SW18 2PH	SW18 2	26/10/2023	£2,200,000	£2,085,832	FALSE	Terraced	209	£10,526	£9,980	Freehold
14b, Rosehill Road SW18 2NX	SW18 2NX	SW18 2	20/12/2023	£710,000	£680,441	FALSE	Flat	68	£10,441	£10,006	Leasehold
14a, Treport Street SW18 2BP	SW18 2BP	SW18 2	10/03/2023	£540,000	£530,509	FALSE	Flat	53	£10,189	£10,010	Leasehold
65, Heathfield Road SW18 2PH	SW18 2PH	SW18 2	25/08/2023	£3,000,000	£2,916,385	FALSE	Terraced	290	£10,345	£10,057	Freehold
4, Heathfield Gardens SW18 2PJ	SW18 2PJ	SW18 2	18/12/2023	£3,150,000	£3,018,859	FALSE	Terraced	299	£10,535	£10,097	Freehold
11, Denton Street SW18 2JR	SW18 2JR	SW18 2	24/05/2022	£483,500	£465,528	FALSE	Flat	46	£10,511	£10,120	Leasehold
Flat 12, Spencer Park Court, 21, Spencer Park SW18 2TA	SW18 2TA	SW18 2	26/07/2022	£510,000	£487,946	FALSE	Flat	48	£10,625	£10,166	Leasehold
29, Geraldine Road SW18 2NR	SW18 2NR	SW18 2	18/08/2023	£2,500,000	£2,430,321	FALSE	Terraced	239	£10,460	£10,169	Freehold
3, Aslett Street SW18 2BE	SW18 2BE	SW18 2	23/01/2024	£1,010,000	£977,721	FALSE	Terraced	96	£10,521	£10,185	Freehold
69, St Ann'S Hill SW18 2SA	SW18 2SA	SW18 2	24/08/2023	£696,000	£693,388	FALSE	Flat	67	£10,388	£10,349	Leasehold
22, Marcus Street SW18 2JT	SW18 2JT	SW18 2	25/11/2022	£535,000	£513,252	FALSE	Flat	49	£10,918	£10,475	Leasehold
10, Galesbury Road SW18 2RL	SW18 2RL	SW18 2	23/10/2023	£600,000	£582,983	FALSE	Flat	55	£10,909	£10,600	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
11a, St Anns Crescent SW18 2ND	SW18 2ND	SW18 2	20/09/2022	£900,000	£831,380	FALSE	Terraced	78	£11,538	£10,659	Leasehold
160, St Ann'S Hill SW18 2RS	SW18 2RS	SW18 2	27/01/2023	£880,000	£856,609	FALSE	Flat	80	£11,000	£10,708	Leasehold
51, Denton Street SW18 2JS	SW18 2JS	SW18 2	29/09/2023	£585,000	£572,072	FALSE	Flat	53	£11,038	£10,794	Leasehold
2, Eglantine Road SW18 2DD	SW18 2DD	SW18 2	18/08/2023	£2,050,000	£1,957,202	FALSE	Semi_Detached	179	£11,453	£10,934	Freehold
6, Marcus Street SW18 2JT	SW18 2JT	SW18 2	13/04/2023	£575,000	£571,770	FALSE	Flat	52	£11,058	£10,996	Leasehold
98, St Ann'S Hill SW18 2RR	SW18 2RR	SW18 2	26/01/2024	£1,016,000	£983,529	FALSE	Terraced	88	£11,545	£11,176	Freehold
39, Eglantine Road SW18 2DE	SW18 2DE	SW18 2	26/08/2022	£2,500,000	£2,326,192	FALSE	Terraced	206	£12,136	£11,292	Freehold
2, Asquith Villas, 17, Spencer Park SW18 2SZ	SW18 2SZ	SW18 2	27/04/2023	£5,075,000	£4,897,671	FALSE	Semi_Detached	428	£11,857	£11,443	Freehold
17, Coates Avenue SW18 2TH	SW18 2TH	SW18 2	15/02/2022	£1,400,000	£1,283,908	FALSE	Detached	112	£12,500	£11,463	Freehold
84, Cicada Road SW18 2NZ	SW18 2NZ	SW18 2	05/01/2024	£1,725,000	£1,669,870	FALSE	Terraced	145	£11,897	£11,516	Freehold
33, Elsynge Road SW18 2HR	SW18 2HR	SW18 2	18/02/2022	£3,600,000	£3,544,568	FALSE	Terraced	272	£13,235	£13,032	Freehold
		SW18 2 Average							£8,481	£8,181	South of Wandsw
Flat 11, Royal Victoria Patriotic Building, John Archer Way SW18 3SX	SW18 3SX	SW18 3	21/02/2023	£440,000	£427,521	FALSE	Flat	85	£5,176	£5,030	Leasehold
208, Earlsfield Road SW18 3DU	SW18 3DU	SW18 3	26/05/2022	£305,000	£293,663	FALSE	Flat	57	£5,351	£5,152	Leasehold
56, Heathfield Square SW18 3HZ	SW18 3HZ	SW18 3	14/02/2024	£550,000	£537,943	FALSE	Semi_Detached	102	£5,392	£5,274	Freehold
Flat 4, 24, Heathfield Square SW18 3HY	SW18 3HY	SW18 3	21/03/2023	£398,500	£391,496	FALSE	Flat	74	£5,385	£5,290	Leasehold
Flat 4, Ludo Building, 375, Earlsfield Road SW18 3DG	SW18 3DG	SW18 3	28/10/2022	£416,000	£393,053	FALSE	Flat	72	£5,778	£5,459	Leasehold
50, Heathfield Square SW18 3HZ	SW18 3HZ	SW18 3	25/08/2022	£500,000	£469,496	FALSE	Flat	86	£5,814	£5,459	Leasehold
39, Waverton Road SW18 3BZ	SW18 3BZ	SW18 3	24/08/2022	£285,000	£267,613	FALSE	Flat	49	£5,816	£5,461	Leasehold
3, Bedford Villas SW18 3EP	SW18 3EP	SW18 3	29/09/2023	£810,000	£769,868	FALSE	Terraced	139	£5,827	£5,539	Freehold
Flat 4, Morville House, Fitzhugh Grove SW18 3SD	SW18 3SD	SW18 3	29/08/2023	£290,000	£288,912	FALSE	Flat	52	£5,577	£5,556	Leasehold
200, Earlsfield Road SW18 3DU	SW18 3DU	SW18 3	25/10/2023	£287,500	£279,346	FALSE	Flat	50	£5,750	£5,587	Leasehold
50, Bassingham Road, Earlsfield SW18 3AG	SW18 3AG	SW18 3	26/06/2023	£265,000	£263,265	FALSE	Flat	47	£5,638	£5,601	Leasehold
96a, Swaby Road SW18 3QZ	SW18 3QZ	SW18 3	17/05/2023	£850,000	£848,402	FALSE	Flat	151	£5,629	£5,619	Leasehold
29, Waverton Road SW18 3BZ	SW18 3BZ	SW18 3	26/07/2023	£560,000	£558,423	FALSE	Flat	98	£5,714	£5,698	Leasehold
Flat 37, Woodhall House, Fitzhugh Grove SW18 3SA	SW18 3SA	SW18 3	26/05/2023	£360,000	£359,323	FALSE	Flat	63	£5,714	£5,704	Leasehold
37, Waverton Road SW18 3BZ	SW18 3BZ	SW18 3	27/10/2023	£288,500	£280,317	FALSE	Flat	49	£5,888	£5,721	Leasehold
21, Oakshaw Road SW18 3BS	SW18 3BS	SW18 3	20/09/2022	£280,000	£263,617	FALSE	Flat	46	£6,087	£5,731	Leasehold
Flat 11, 24, Heathfield Square SW18 3HY	SW18 3HY	SW18 3	12/05/2023	£425,000	£424,201	FALSE	Flat	74	£5,743	£5,732	Leasehold
9a, Waldron Road SW18 3TB	SW18 3TB	SW18 3	29/06/2023	£828,000	£822,578	FALSE	Flat	141	£5,872	£5,834	Leasehold
32, Heathfield Square SW18 3HZ	SW18 3HZ	SW18 3	22/03/2022	£480,000	£462,577	FALSE	Flat	79	£6,076	£5,855	Leasehold
Flat 3, Morville House, Fitzhugh Grove SW18 3SD	SW18 3SD	SW18 3	22/01/2024	£260,000	£255,430	FALSE	Flat	43	£6,047	£5,940	Leasehold
46, Waverton Road SW18 3BZ	SW18 3BZ	SW18 3	22/09/2023	£300,000	£293,370	FALSE	Flat	49	£6,122	£5,987	Leasehold
220, Earlsfield Road SW18 3DX	SW18 3DX	SW18 3	16/12/2022	£435,000	£421,890	FALSE	Flat	70	£6,214	£6,027	Leasehold
Flat D, 15, Earlsfield Road SW18 3DB	SW18 3DB	SW18 3	23/08/2022	£522,000	£490,154	FALSE	Flat	81	£6,444	£6,051	Leasehold
10, Wells Place SW18 3BF	SW18 3BF	SW18 3	29/04/2022	£790,000	£764,109	FALSE	Terraced	126	£6,270	£6,064	Freehold
Flat 17, Morville House, Fitzhugh Grove SW18 3SD	SW18 3SD	SW18 3	11/03/2024	£365,000	£365,000	FALSE	Flat	60	£6,083	£6,083	Leasehold
24, Strickland Row SW18 3JD	SW18 3JD	SW18 3	29/08/2023	£625,000	£622,655	FALSE	Flat	102	£6,127	£6,104	Leasehold
Upper Flat, 177, Earlsfield Road SW18 3DD	SW18 3DD	SW18 3	20/01/2023	£496,000	£482,816	FALSE	Flat	78	£6,359	£6,190	Leasehold
Flat 3, 22, Earlsfield Road SW18 3DN	SW18 3DN	SW18 3	24/02/2022	£370,000	£359,506	FALSE	Flat	58	£6,379	£6,198	Leasehold
23, Fieldview SW18 3HG	SW18 3HG	SW18 3	26/05/2022	£755,000	£726,936	FALSE	Flat	114	£6,623	£6,377	Leasehold
310, Trinity Road SW18 3RG	SW18 3RG	SW18 3	26/09/2023	£535,000	£523,177	FALSE	Flat	82	£6,524	£6,380	Leasehold
100a, Swaby Road SW18 3QZ	SW18 3QZ	SW18 3	28/07/2023	£870,115	£855,254	FALSE	Terraced	134	£6,493	£6,382	Leasehold
4, Kingham Close SW18 3BX	SW18 3BX	SW18 3	20/10/2023	£311,000	£302,179	FALSE	Flat	47	£6,617	£6,429	Leasehold
78, Tranmere Road, Earlsfield SW18 3QW	SW18 3QW	SW18 3	23/09/2022	£839,000	£775,031	FALSE	Terraced	120	£6,992	£6,459	Freehold
198, Earlsfield Road SW18 3DU	SW18 3DU	SW18 3	21/04/2023	£320,000	£318,202	FALSE	Flat	49	£6,531	£6,494	Leasehold
80, Fieldview SW18 3HF	SW18 3HF	SW18 3	27/05/2022	£725,000	£688,780	FALSE	Semi_Detached	106	£6,840	£6,498	Leasehold
54a, Quinton Street SW18 3QS	SW18 3QS	SW18 3	17/11/2023	£875,000	£838,673	FALSE	Flat	129	£6,783	£6,501	Leasehold
63a, Tranmere Road, Earlsfield SW18 3QH	SW18 3QH	SW18 3	16/12/2022	£735,000	£707,754	FALSE	Other	108	£6,806	£6,553	Freehold
19, Wells Place SW18 3AW	SW18 3AW	SW18 3	25/03/2022	£361,000	£347,897	FALSE	Flat	53	£6,811	£6,564	Leasehold
48, Kingham Close SW18 3BX	SW18 3BX	SW18 3	19/12/2022	£650,000	£619,329	FALSE	Terraced	94	£6,915	£6,589	Freehold
1c, Waverton Road SW18 3BY	SW18 3BY	SW18 3	22/12/2022	£689,000	£648,734	FALSE	Semi_Detached	98	£7,031	£6,620	Freehold
241, Earlsfield Road SW18 3DE	SW18 3DE	SW18 3	29/04/2022	£1,077,500	£1,042,187	FALSE	Terraced	157	£6,863	£6,638	Freehold
6, Dawnay Gardens SW18 3PW	SW18 3PW	SW18 3	14/02/2022	£965,000	£950,141	FALSE	Terraced	143	£6,748	£6,644	Freehold
Flat 7, De Beauvoir Court, 311, Trinity Road SW18 3SL	SW18 3SL	SW18 3	13/10/2023	£480,000	£466,386	FALSE	Flat	70	£6,857	£6,663	Leasehold
Flat D, 3, Earlsfield Road SW18 3DB	SW18 3DB	SW18 3	08/12/2023	£525,000	£510,577	FALSE	Flat	76	£6,908	£6,718	Leasehold
8, Shire Place SW18 3BP	SW18 3BP	SW18 3	17/05/2023	£350,000	£349,342	FALSE	Flat	52	£6,731	£6,718	Leasehold
319a, Earlsfield Road SW18 3DG	SW18 3DG	SW18 3	22/03/2022	£350,000	£337,296	FALSE	Flat	50	£7,000	£6,746	Leasehold
Apartment 3, 40, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	24/05/2022	£680,000	£654,723	TRUE	Flat	97	£7,010	£6,750	Leasehold
160, Earlsfield Road SW18 3DT	SW18 3DT	SW18 3	26/08/2022	£375,000	£352,122	FALSE	Flat	52	£7,212	£6,772	Leasehold
41, Lidiard Road SW18 3PN	SW18 3PN	SW18 3	26/01/2024	£976,150	£944,953	FALSE	Terraced	139	£7,023	£6,798	Freehold
Flat 3, Ludo Building, 375, Earlsfield Road SW18 3DG	SW18 3DG	SW18 3	25/08/2023	£430,000	£428,386	FALSE	Flat	63	£6,825	£6,800	Leasehold
Flat 37, Clifford Court, Heathfield Road SW18 3JE	SW18 3JE	SW18 3	18/08/2023	£485,000	£483,180	FALSE	Flat	71	£6,831	£6,805	Leasehold
29, Strickland Row SW18 3JD	SW18 3JD	SW18 3	16/09/2022	£630,000	£593,138	FALSE	Flat	87	£7,241	£6,818	Leasehold
32, Wells Place SW18 3AW	SW18 3AW	SW18 3	22/07/2022	£349,000	£333,908	FALSE	Flat	48	£7,271	£6,956	Leasehold
Flat C, 82, Earlsfield Road SW18 3DP	SW18 3DP	SW18 3	22/05/2023	£525,000	£524,013	FALSE	Flat	75	£7,000	£6,987	Leasehold
152, Tranmere Road, Earlsfield SW18 3QU	SW18 3QU	SW18 3	25/08/2022	£1,238,500	£1,152,396	FALSE	Terraced	164	£7,552	£7,027	Freehold
148, Tranmere Road, Earlsfield SW18 3QU	SW18 3QU	SW18 3	26/08/2022	£1,475,000	£1,372,454	FALSE	Terraced	195	£7,564	£7,038	Freehold
Apartment 2, 40, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	24/05/2022	£600,000	£577,697	TRUE	Flat	82	£7,317	£7,045	Leasehold
Apartment 5, 40, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	24/05/2022	£600,000	£577,697	TRUE	Flat	82	£7,317	£7,045	Leasehold
Flat 2, 41, Lyford Road SW18 3LU	SW18 3LU	SW18 3	24/11/2022	£560,000	£537,236	FALSE	Flat	76	£7,368	£7,069	Leasehold
23, Wells Place SW18 3AW	SW18 3AW	SW18 3	24/02/2022	£350,000	£340,073	FALSE	Flat	48	£7,292	£7,085	Leasehold
Flat 3, Chesham Court, Trinity Road SW18 3SJ	SW18 3SJ	SW18 3	29/08/2023	£420,000	£418,424	FALSE	Flat	59	£7,119	£7,092	Leasehold
6, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	25/02/2022	£585,000	£568,408	FALSE	Flat	80	£7,313	£7,105	Leasehold
Flat 5, 81, Bassingham Road, Earlsfield SW18 3AF	SW18 3AF	SW18 3	27/05/2022	£591,300	£569,321	FALSE	Flat	80	£7,391	£7,117	Leasehold
235, Earlsfield Road SW18 3DE	SW18 3DE	SW18 3	25/02/2022	£977,000	£961,956	FALSE	Terraced	134	£7,291	£7,179	Freehold
34, Waldron Road SW18 3TE	SW18 3TE	SW18 3	20/09/2022	£840,000	£775,955	FALSE	Terraced	108	£7,778	£7,185	Freehold
Apartment 6, 40, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	24/05/2022	£600,000	£577,697	TRUE	Flat	80	£7,500	£7,221	Leasehold
44a, Isis Street SW18 3QN	SW18 3QN	SW18 3	15/02/2023	£789,500	£767,108	FALSE	Flat	106	£7,448	£7,237	Leasehold
14, Dingwall Road SW18 3AZ	SW18 3AZ	SW18 3	26/08/2022	£965,000	£897,910	FALSE	Terraced	124	£7,782	£7,241	Freehold
4, Shire Place SW18 3BP	SW18 3BP	SW18 3	12/04/2024	£450,000	£450,000	FALSE	Flat	62	£7,258	£7,258	Leasehold
Flat 303, 278, Magdalen Road, Earlsfield SW18 3NY	SW18 3NY	SW18 3	24/11/2023	£365,000	£349,847	FALSE	Flat	48	£7,604	£7,288	Leasehold
20, Bassingham Road, Earlsfield SW18 3AG	SW18 3AG	SW18 3	16/06/2023	£1,250,000	£1,234,979	FALSE	Terraced	168	£7,440	£7,351	Freehold
Flat 38, Clifford Court, Heathfield Road SW18 3JE	SW18 3JE	SW18 3	19/12/2022	£365,000	£354,000	FALSE	Flat	48	£7,604	£7,375	Leasehold
Flat 211, 278, Magdalen Road, Earlsfield SW18 3NY	SW18 3NY	SW18 3	20/12/2022	£359,500	£348,666	FALSE	Flat	47	£7,649	£7,418	Leasehold
48, Burntwood Grange Road SW18 3JX	SW18 3JX	SW18 3	20/11/2023	£870,000	£817,445	FALSE	Terraced	110	£7,909	£7,431	Freehold
Flat D, 7, Earlsfield Road SW18 3DB	SW18 3DB	SW18 3	23/11/2022	£505,000	£484,472	FALSE	Flat	65	£7,769	£7,453	Leasehold
12, Winfrith Road SW18 3BD	SW18 3BD	SW18 3	25/07/2022	£1,180,000	£1,126,186	FALSE	Terraced	151	£7,815	£7,458	Freehold
Apartment 1, 40, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	24/05/2022	£600,000	£577,697	TRUE	Flat	77	£7,792	£7,503	Leasehold
Apartment 7, 40, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	24/05/2022	£600,000	£577,697	TRUE	Flat	77	£7,792	£7,503	Leasehold
Apartment 4, 40, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	24/05/2022	£600,000	£577,697	TRUE	Flat	77	£7,792	£7,503	Leasehold
Flat A, 7, Earlsfield Road SW18 3DB	SW18 3DB	SW18 3	10/11/2023	£510,000	£488,827	FALSE	Flat	65	£7,846	£7,520	Leasehold
Flat 3, 331, Trinity Road SW18 3SS	SW18 3SS	SW18 3	14/04/2023	£265,000	£263,511	FALSE	Flat	35	£7,571	£7,529	Leasehold
19, Atheldene Road SW18 3BN	SW18 3BN	SW18 3	28/07/2023	£1,172,500	£1,152,474	FALSE	Terraced	153	£7,663	£7,533	Freehold
Flat 102, 278, Magdalen Road, Earlsfield SW18 3NY	SW18 3NY	SW18 3	25/09/2023	£362,500	£354,489	FALSE	Flat	47	£7,713	£7,542	Leasehold
Flat 3, 19, Earlsfield Road SW18 3DB	SW18 3DB	SW18 3	22/02/2022	£385,000	£374,081	FALSE	Flat	49	£7,857	£7,634	Leasehold
10, Bassingham Road, Earlsfield SW18 3AG	SW18 3AG	SW18 3	19/08/2022	£1,150,000	£1,070,049	FALSE	Terraced	140	£8,214	£7,643	Freehold
10, Gunners Road SW18 3EZ	SW18 3EZ	SW18 3	18/12/2023	£725,000	£683,184	FALSE	Semi_Detached	89	£8,146	£7,676	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 6, 41, Earlsfield Road SW18 3DB	SW18 3DB	SW18 3	19/12/2023	£300,000	£291,758	FALSE	Flat	38	£7,895	£7,678	Leasehold
Flat 13, Chesham Court, Trinity Road SW18 3SJ	SW18 3SJ	SW18 3	24/08/2022	£450,000	£422,546	FALSE	Flat	55	£8,182	£7,683	Leasehold
24, Bassingham Road, Earlsfield SW18 3AG	SW18 3AG	SW18 3	21/07/2023	£1,410,000	£1,385,918	FALSE	Terraced	179	£7,877	£7,743	Freehold
10, Freshford Street SW18 3TF	SW18 3TF	SW18 3	26/08/2022	£970,000	£902,563	FALSE	Terraced	116	£8,362	£7,781	Freehold
50a, Isis Street SW18 3QN	SW18 3QN	SW18 3	29/03/2022	£687,000	£662,064	FALSE	Flat	85	£8,082	£7,789	Leasehold
54, Littleton Street SW18 3SY	SW18 3SY	SW18 3	24/01/2023	£1,340,000	£1,285,283	FALSE	Terraced	165	£8,121	£7,790	Freehold
24, Shire Place SW18 3BP	SW18 3BP	SW18 3	22/03/2024	£390,000	£390,000	FALSE	Flat	50	£7,800	£7,800	Leasehold
Flat 3, 1c, Atheldene Road SW18 3BN	SW18 3BN	SW18 3	26/09/2022	£447,500	£421,316	FALSE	Flat	54	£8,287	£7,802	Leasehold
Ground Floor Flat, 31, Quinton Street SW18 3QR	SW18 3QR	SW18 3	15/12/2023	£636,000	£618,527	FALSE	Flat	79	£8,051	£7,829	Leasehold
Flat A, 242, Earlsfield Road SW18 3DX	SW18 3DX	SW18 3	23/03/2022	£425,000	£409,574	FALSE	Flat	52	£8,173	£7,876	Leasehold
Flat 101, 278, Magdalen Road, Earlsfield SW18 3NY	SW18 3NY	SW18 3	13/10/2023	£365,000	£354,648	FALSE	Flat	45	£8,111	£7,881	Leasehold
16, Isis Street SW18 3QN	SW18 3QN	SW18 3	26/07/2023	£1,380,000	£1,356,430	FALSE	Terraced	171	£8,070	£7,932	Freehold
114b, Earlsfield Road SW18 3DR	SW18 3DR	SW18 3	28/07/2023	£468,500	£460,498	FALSE	Flat	58	£8,078	£7,940	Leasehold
25a, Waldron Road SW18 3TB	SW18 3TB	SW18 3	25/05/2022	£660,000	£635,467	FALSE	Flat	80	£8,250	£7,943	Leasehold
20, Inman Road SW18 3BB	SW18 3BB	SW18 3	22/07/2022	£1,200,000	£1,145,274	FALSE	Terraced	144	£8,333	£7,953	Freehold
249, Magdalen Road, Earlsfield SW18 3PA	SW18 3PA	SW18 3	29/11/2022	£745,000	£701,141	FALSE	Flat	88	£8,466	£7,968	Leasehold
66a, Quinton Street SW18 3QS	SW18 3QS	SW18 3	28/07/2022	£675,000	£645,811	FALSE	Flat	81	£8,333	£7,973	Leasehold
65, Fieldview SW18 3HF	SW18 3HF	SW18 3	24/03/2023	£610,000	£599,278	FALSE	Flat	75	£8,133	£7,990	Leasehold
8, Farlton Road SW18 3BL	SW18 3BL	SW18 3	25/02/2022	£1,200,000	£1,181,523	FALSE	Terraced	147	£8,163	£8,038	Freehold
51, Waldron Road SW18 3TA	SW18 3TA	SW18 3	16/12/2022	£1,190,000	£1,133,849	FALSE	Terraced	141	£8,440	£8,041	Freehold
20, Brocklebank Road SW18 3AU	SW18 3AU	SW18 3	25/03/2022	£1,251,000	£1,223,365	FALSE	Terraced	152	£8,230	£8,048	Freehold
19, Swaffield Road SW18 3AH	SW18 3AH	SW18 3	23/02/2022	£1,150,000	£1,132,293	FALSE	Terraced	140	£8,214	£8,088	Freehold
22, Shire Place SW18 3BP	SW18 3BP	SW18 3	30/05/2022	£480,000	£462,158	FALSE	Flat	57	£8,421	£8,108	Leasehold
12a, Vanderbilt Road SW18 3BQ	SW18 3BQ	SW18 3	12/06/2023	£597,000	£593,091	FALSE	Flat	73	£8,178	£8,125	Leasehold
30, Isis Street SW18 3QN	SW18 3QN	SW18 3	15/05/2023	£635,000	£633,806	FALSE	Flat	78	£8,141	£8,126	Leasehold
113, Magdalen Road, Earlsfield SW18 3NW	SW18 3NW	SW18 3	26/08/2022	£1,575,000	£1,448,850	FALSE	Semi_Detached	178	£8,848	£8,140	Freehold
23, Earlsfield Road SW18 3DB	SW18 3DB	SW18 3	29/09/2022	£3,000,000	£2,738,002	FALSE	Semi_Detached	336	£8,929	£8,149	Freehold
46, Dawnay Road, Earlsfield SW18 3PG	SW18 3PG	SW18 3	25/05/2022	£900,000	£871,970	FALSE	Terraced	107	£8,411	£8,149	Freehold
20, Wilna Road SW18 3BA	SW18 3BA	SW18 3	29/06/2022	£1,050,000	£1,013,034	FALSE	Terraced	124	£8,468	£8,170	Freehold
First Floor Flat, 279, Earlsfield Road SW18 3DF	SW18 3DF	SW18 3	21/10/2022	£623,500	£589,108	FALSE	Flat	72	£8,660	£8,182	Leasehold
64, Littleton Street SW18 3SY	SW18 3SY	SW18 3	23/06/2022	£1,486,000	£1,433,685	FALSE	Terraced	175	£8,491	£8,192	Freehold
14, Waldron Road SW18 3TE	SW18 3TE	SW18 3	25/08/2023	£1,130,000	£1,098,505	FALSE	Terraced	134	£8,433	£8,198	Freehold
46, Headington Road, Earlsfield SW18 3PP	SW18 3PP	SW18 3	28/10/2022	£1,000,000	£926,731	FALSE	Terraced	113	£8,850	£8,201	Freehold
327, Earlsfield Road SW18 3DG	SW18 3DG	SW18 3	26/09/2023	£700,000	£665,318	FALSE	Terraced	81	£8,642	£8,214	Freehold
9, Bridgford Street SW18 3TQ	SW18 3TQ	SW18 3	25/02/2022	£1,235,009	£1,215,993	FALSE	Terraced	148	£8,345	£8,216	Freehold
49, Earlsfield Road SW18 3DA	SW18 3DA	SW18 3	23/06/2023	£2,200,000	£2,130,217	FALSE	Semi_Detached	258	£8,527	£8,257	Freehold
17, Bridgford Street SW18 3TQ	SW18 3TQ	SW18 3	11/01/2024	£1,286,000	£1,244,900	FALSE	Terraced	150	£8,573	£8,299	Freehold
39, Waldron Road SW18 3TB	SW18 3TB	SW18 3	14/02/2022	£615,000	£597,557	FALSE	Flat	72	£8,542	£8,299	Leasehold
Flat 8, 242, Trinity Road SW18 3RQ	SW18 3RQ	SW18 3	29/06/2022	£365,000	£350,479	FALSE	Flat	42	£8,690	£8,345	Leasehold
14, Winfrith Road SW18 3BD	SW18 3BD	SW18 3	30/03/2022	£530,000	£510,762	FALSE	Flat	61	£8,689	£8,373	Leasehold
Flat 1, 272, Earlsfield Road SW18 3DY	SW18 3DY	SW18 3	23/08/2022	£635,000	£596,260	FALSE	Flat	71	£8,944	£8,398	Leasehold
Flat D, Baskerville Court, 16, Baskerville Road SW18 3RL	SW18 3RL	SW18 3	11/04/2023	£525,000	£522,051	FALSE	Flat	62	£8,468	£8,420	Leasehold
27, Tilehurst Road SW18 3EU	SW18 3EU	SW18 3	18/08/2023	£1,540,000	£1,470,288	FALSE	Semi_Detached	174	£8,851	£8,450	Freehold
20, Waldron Road SW18 3TE	SW18 3TE	SW18 3	26/01/2022	£1,147,000	£1,133,216	FALSE	Terraced	134	£8,560	£8,457	Freehold
84a, Swaby Road SW18 3QZ	SW18 3QZ	SW18 3	28/07/2023	£722,500	£720,465	FALSE	Flat	85	£8,500	£8,476	Leasehold
36a, Isis Street SW18 3QN	SW18 3QN	SW18 3	24/01/2023	£716,000	£696,968	FALSE	Flat	82	£8,732	£8,500	Leasehold
5, Heath Villas SW18 3EA	SW18 3EA	SW18 3	23/09/2022	£1,215,000	£1,122,364	FALSE	Terraced	132	£9,205	£8,503	Freehold
Flat 2, 285, Earlsfield Road SW18 3DF	SW18 3DF	SW18 3	14/04/2023	£480,000	£477,303	FALSE	Flat	56	£8,571	£8,523	Leasehold
32, Vanderbilt Road SW18 3BQ	SW18 3BQ	SW18 3	28/07/2022	£1,315,032	£1,255,060	FALSE	Terraced	147	£8,946	£8,538	Freehold
17, Quinton Street SW18 3QR	SW18 3QR	SW18 3	19/08/2022	£700,000	£651,334	FALSE	Flat	76	£9,211	£8,570	Leasehold
3, Tilehurst Road SW18 3EU	SW18 3EU	SW18 3	28/04/2023	£1,295,000	£1,280,537	FALSE	Terraced	149	£8,691	£8,594	Freehold
62, Swaby Road SW18 3QZ	SW18 3QZ	SW18 3	21/07/2023	£683,000	£681,076	FALSE	Flat	79	£8,646	£8,621	Leasehold
40, Algarve Road SW18 3EG	SW18 3EG	SW18 3	20/09/2023	£1,290,000	£1,226,086	FALSE	Terraced	142	£9,085	£8,634	Freehold
80, Brocklebank Road SW18 3AX	SW18 3AX	SW18 3	16/06/2023	£1,215,000	£1,200,399	FALSE	Terraced	139	£8,741	£8,636	Freehold
15, Farlton Road SW18 3BJ	SW18 3BJ	SW18 3	19/10/2023	£975,000	£924,403	FALSE	Terraced	107	£9,112	£8,639	Freehold
40, Isis Street SW18 3QN	SW18 3QN	SW18 3	29/07/2022	£700,000	£668,076	FALSE	Flat	77	£9,091	£8,676	Leasehold
5, Bassingham Road, Earlsfield SW18 3AF	SW18 3AF	SW18 3	18/02/2022	£1,465,000	£1,442,442	FALSE	Terraced	166	£8,825	£8,689	Freehold
22a, Vanderbilt Road SW18 3BQ	SW18 3BQ	SW18 3	26/05/2022	£790,000	£760,635	FALSE	Flat	87	£9,080	£8,743	Leasehold
114, Tranmere Road, Earlsfield SW18 3QT	SW18 3QT	SW18 3	16/01/2023	£650,000	£632,722	FALSE	Flat	72	£9,028	£8,788	Leasehold
4a, Quinton Street SW18 3QS	SW18 3QS	SW18 3	28/01/2022	£730,000	£712,555	FALSE	Flat	81	£9,012	£8,797	Leasehold
41, Ellerton Road SW18 3NQ	SW18 3NQ	SW18 3	26/07/2023	£1,740,000	£1,710,282	FALSE	Terraced	194	£8,969	£8,816	Freehold
8, Littleton Street SW18 3SY	SW18 3SY	SW18 3	27/05/2022	£1,275,008	£1,235,298	FALSE	Terraced	140	£9,107	£8,824	Freehold
59, Lidiard Road SW18 3PN	SW18 3PN	SW18 3	24/03/2022	£794,500	£776,949	FALSE	Terraced	88	£9,028	£8,829	Freehold
7, Quinton Street SW18 3QR	SW18 3QR	SW18 3	25/08/2022	£715,000	£665,291	FALSE	Flat	75	£9,533	£8,871	Leasehold
70, Littleton Street SW18 3SY	SW18 3SY	SW18 3	26/07/2023	£1,495,000	£1,469,466	FALSE	Terraced	165	£9,061	£8,906	Freehold
9, Openview SW18 3PE	SW18 3PE	SW18 3	22/12/2022	£889,500	£837,516	FALSE	Semi_Detached	94	£9,463	£8,910	Freehold
Flat 7, 242, Trinity Road SW18 3RQ	SW18 3RQ	SW18 3	26/05/2023	£375,000	£374,295	FALSE	Flat	42	£8,929	£8,912	Leasehold
26, Quinton Street SW18 3QS	SW18 3QS	SW18 3	28/07/2022	£700,026	£669,755	FALSE	Flat	75	£9,334	£8,930	Leasehold
56, Loxley Road SW18 3LN	SW18 3LN	SW18 3	14/02/2022	£1,600,000	£1,575,364	FALSE	Terraced	176	£9,091	£8,951	Freehold
27, Godley Road SW18 3HB	SW18 3HB	SW18 3	27/01/2023	£570,500	£555,335	FALSE	Flat	62	£9,202	£8,957	Leasehold
14, Sandgate Lane SW18 3JP	SW18 3JP	SW18 3	21/01/2022	£1,500,000	£1,481,974	FALSE	Terraced	164	£9,146	£9,036	Freehold
51, Lidiard Road SW18 3PN	SW18 3PN	SW18 3	18/04/2023	£1,080,000	£1,067,938	FALSE	Terraced	118	£9,153	£9,050	Freehold
68, Godley Road SW18 3HD	SW18 3HD	SW18 3	18/02/2022	£560,000	£544,117	FALSE	Flat	60	£9,333	£9,069	Leasehold
22, Bucharest Road SW18 3AR	SW18 3AR	SW18 3	12/12/2023	£1,260,962	£1,208,466	FALSE	Terraced	133	£9,481	£9,086	Freehold
Flat B, 234, Earlsfield Road SW18 3DX	SW18 3DX	SW18 3	23/08/2023	£575,000	£572,842	FALSE	Flat	63	£9,127	£9,093	Leasehold
Flat 4, 41, Lyford Road SW18 3LU	SW18 3LU	SW18 3	27/02/2023	£375,000	£364,364	FALSE	Flat	40	£9,375	£9,109	Leasehold
31a, Tranmere Road, Earlsfield SW18 3QH	SW18 3QH	SW18 3	25/11/2022	£790,000	£757,886	FALSE	Flat	83	£9,518	£9,131	Leasehold
12, Vanderbilt Road SW18 3BQ	SW18 3BQ	SW18 3	17/06/2022	£447,000	£429,217	FALSE	Flat	47	£9,511	£9,132	Leasehold
58, Openview SW18 3PD	SW18 3PD	SW18 3	20/01/2022	£1,120,000	£1,106,541	FALSE	Terraced	121	£9,256	£9,145	Freehold
104, Tranmere Road, Earlsfield SW18 3QT	SW18 3QT	SW18 3	21/07/2023	£670,000	£658,557	FALSE	Terraced	72	£9,306	£9,147	Leasehold
96, Ellerton Road SW18 3NJ	SW18 3NJ	SW18 3	29/08/2023	£1,722,896	£1,674,876	FALSE	Terraced	182	£9,466	£9,203	Freehold
20, Godley Road SW18 3HD	SW18 3HD	SW18 3	22/04/2022	£556,000	£537,778	FALSE	Flat	58.42	£9,517	£9,205	Leasehold
91, Ellerton Road SW18 3NH	SW18 3NH	SW18 3	10/02/2023	£1,680,000	£1,612,744	FALSE	Terraced	175	£9,600	£9,216	Freehold
21, Burntwood Grange Road SW18 3JY	SW18 3JY	SW18 3	23/06/2023	£2,185,000	£2,115,693	FALSE	Semi_Detached	229	£9,541	£9,239	Freehold
11, Littleton Street SW18 3SZ	SW18 3SZ	SW18 3	17/06/2022	£1,180,000	£1,138,458	FALSE	Terraced	123	£9,594	£9,256	Freehold
106, Tranmere Road, Earlsfield SW18 3QT	SW18 3QT	SW18 3	13/02/2023	£690,000	£670,430	FALSE	Flat	72	£9,583	£9,312	Leasehold
58, Littleton Street SW18 3SY	SW18 3SY	SW18 3	28/04/2023	£1,065,000	£1,053,106	FALSE	Terraced	113	£9,425	£9,320	Freehold
45, Bucharest Road SW18 3AS	SW18 3AS	SW18 3	24/02/2023	£1,281,000	£1,244,668	FALSE	Flat	133	£9,632	£9,358	Freehold
21, Bassingham Road, Earlsfield SW18 3AF	SW18 3AF	SW18 3	23/06/2022	£1,533,000	£1,479,030	FALSE	Terraced	158	£9,703	£9,361	Freehold
99a, Ellerton Road SW18 3NH	SW18 3NH	SW18 3	27/05/2022	£1,200,000	£1,072,320	FALSE	Detached	114	£10,526	£9,406	Freehold
192, Earlsfield Road SW18 3DU	SW18 3DU	SW18 3	24/10/2023	£625,000	£607,274	FALSE	Flat	64	£9,766	£9,489	Leasehold
15, Cargill Road SW18 3ED	SW18 3ED	SW18 3	20/06/2022	£1,200,000	£1,157,754	FALSE	Terraced	122	£9,836	£9,490	Freehold
17, Burntwood Grange Road SW18 3JY	SW18 3JY	SW18 3	28/04/2023	£2,200,000	£2,123,128	FALSE	Semi_Detached	223	£9,865	£9,521	Freehold
47, Tranmere Road, Earlsfield SW18 3QH	SW18 3QH	SW18 3	28/10/2022	£680,000	£642,491	FALSE	Flat	67	£10,149	£9,589	Leasehold
130, Godley Road SW18 3HE	SW18 3HE	SW18 3	24/05/2023	£586,500	£585,398	FALSE	Flat	61	£9,615	£9,597	Leasehold
59, Swaby Road SW18 3PJ	SW18 3PJ	SW18 3	28/07/2023	£900,000	£884,629	FALSE	Terraced	92	£9,783	£9,616	Freehold
78, Wilna Road SW18 3BA	SW18 3BA	SW18 3	02/02/2024	£1,310,000	£1,285,431	FALSE	Terraced	133	£9,850	£9,665	Freehold
32, Henderson Road SW18 3RR	SW18 3RR	SW18 3	27/05/2022	£4,287,839	£4,073,623	FALSE	Semi_Detached	420	£10,209	£9,699	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
5, Winfrith Road SW18 3BE	SW18 3BE	SW18 3	27/05/2022	£726,577	£699,569	FALSE	Flat	72	£10,091	£9,716	Leasehold
28, Cargill Road SW18 3EB	SW18 3EB	SW18 3	17/11/2023	£635,000	£596,641	FALSE	Flat	61	£10,410	£9,781	Leasehold
41, Leckford Road SW18 3PT	SW18 3PT	SW18 3	26/08/2022	£980,000	£911,867	FALSE	Terraced	93	£10,538	£9,805	Freehold
Loft Space, 36, Vanderbilt Road SW18 3BQ	SW18 3BQ	SW18 3	24/03/2022	£640,000	£619,556	FALSE	Flat	63	£10,159	£9,834	Leasehold
8, Swaffield Road SW18 3AH	SW18 3AH	SW18 3	24/05/2023	£1,500,000	£1,496,101	FALSE	Terraced	152	£9,868	£9,843	Freehold
36, Cargill Road SW18 3EB	SW18 3EB	SW18 3	20/05/2022	£600,000	£581,313	FALSE	Flat	59	£10,169	£9,853	Leasehold
154, Godley Road SW18 3HE	SW18 3HE	SW18 3	09/06/2023	£570,000	£566,268	FALSE	Flat	57	£10,000	£9,935	Leasehold
17, Loxley Road SW18 3LL	SW18 3LL	SW18 3	21/01/2022	£2,145,000	£2,119,223	FALSE	Terraced	212	£10,118	£9,996	Freehold
75, Ellerton Road SW18 3NH	SW18 3NH	SW18 3	19/09/2023	£2,610,000	£2,441,613	FALSE	Semi_Detached	244	£10,697	£10,007	Freehold
19, Openview SW18 3PE	SW18 3PE	SW18 3	17/03/2023	£925,000	£903,032	FALSE	Terraced	90	£10,278	£10,034	Freehold
40c, Lyford Road SW18 3LS	SW18 3LS	SW18 3	08/12/2023	£425,000	£413,324	FALSE	Flat	41	£10,366	£10,081	Leasehold
63, Godley Road SW18 3HB	SW18 3HB	SW18 3	26/05/2023	£577,000	£575,915	FALSE	Flat	57	£10,123	£10,104	Leasehold
103, Swaby Road SW18 3PH	SW18 3PH	SW18 3	18/11/2022	£1,185,000	£1,115,237	FALSE	Terraced	109	£10,872	£10,232	Freehold
2, Townsend Mews SW18 3QD	SW18 3QD	SW18 3	29/09/2023	£670,000	£636,804	FALSE	Terraced	62	£10,806	£10,271	Freehold
54, Quinton Street SW18 3QS	SW18 3QS	SW18 3	27/04/2023	£625,000	£621,489	FALSE	Flat	60	£10,417	£10,358	Leasehold
4, Aldrich Terrace SW18 3PU	SW18 3PU	SW18 3	20/10/2023	£840,000	£796,409	FALSE	Terraced	76	£11,053	£10,479	Freehold
76a, Earlsfield Road SW18 3DN	SW18 3DN	SW18 3	26/05/2023	£580,000	£578,910	FALSE	Flat	55	£10,545	£10,526	Leasehold
41, Atheldene Road SW18 3BN	SW18 3BN	SW18 3	13/04/2023	£585,000	£581,713	FALSE	Flat	55	£10,636	£10,577	Leasehold
219, Magdalen Road, Earlsfield SW18 3PB	SW18 3PB	SW18 3	25/08/2023	£1,100,000	£1,069,341	FALSE	Terraced	101	£10,891	£10,588	Freehold
271, Trinity Road SW18 3SN	SW18 3SN	SW18 3	05/01/2024	£4,500,000	£4,195,743	FALSE	Detached	394	£11,421	£10,649	Freehold
5, Aldrich Terrace SW18 3PU	SW18 3PU	SW18 3	28/04/2022	£848,000	£820,208	FALSE	Terraced	77	£11,013	£10,652	Freehold
44, Ellerton Road SW18 3NN	SW18 3NN	SW18 3	22/09/2023	£2,675,000	£2,502,419	FALSE	Semi_Detached	233	£11,481	£10,740	Freehold
8, Victoria Mews SW18 3PY	SW18 3PY	SW18 3	05/02/2024	£1,696,000	£1,653,082	FALSE	Detached	153	£11,085	£10,804	Freehold
25, Frewin Road SW18 3LR	SW18 3LR	SW18 3	28/10/2022	£2,880,000	£2,668,986	FALSE	Terraced	247	£11,660	£10,806	Freehold
85a, Tranmere Road, Earlsfield SW18 3QP	SW18 3QP	SW18 3	23/06/2023	£582,500	£578,686	FALSE	Flat	52.87	£11,018	£10,945	Leasehold
80, Swaffield Road SW18 3TH	SW18 3TH	SW18 3	24/02/2022	£645,000	£635,068	FALSE	Terraced	58	£11,121	£10,949	Freehold
49, Frewin Road SW18 3LR	SW18 3LR	SW18 3	18/12/2023	£2,150,000	£2,060,491	FALSE	Terraced	188	£11,436	£10,960	Freehold
62, Loxley Road SW18 3LN	SW18 3LN	SW18 3	25/05/2023	£2,200,000	£2,194,281	FALSE	Terraced	200	£11,000	£10,971	Freehold
Flat B, 64, Bassingham Road, Earlsfield SW18 3AG	SW18 3AG	SW18 3	12/01/2024	£525,100	£515,871	FALSE	Flat	47	£11,172	£10,976	Leasehold
15, Frewin Road SW18 3LR	SW18 3LR	SW18 3	28/10/2022	£3,000,000	£2,748,815	FALSE	Semi_Detached	249	£12,048	£11,039	Freehold
Ground Floor Flat, 186, Earlsfield Road SW18 3DU	SW18 3DU	SW18 3	27/01/2023	£560,000	£545,115	FALSE	Flat	49	£11,429	£11,125	Leasehold
11, Frewin Road SW18 3LR	SW18 3LR	SW18 3	28/10/2022	£2,450,000	£2,270,491	FALSE	Terraced	203	£12,069	£11,185	Freehold
21, Tilehurst Road SW18 3EU	SW18 3EU	SW18 3	26/09/2023	£1,075,000	£1,021,738	FALSE	Terraced	91	£11,813	£11,228	Freehold
The Ground Floor Flat At, 15, Vanderbilt Road SW18 3BG	SW18 3BG	SW18 3	26/09/2022	£590,000	£555,479	FALSE	Flat	49	£12,041	£11,336	Leasehold
34, Isis Street SW18 3QN	SW18 3QN	SW18 3	16/12/2022	£725,000	£703,151	FALSE	Flat	61	£11,885	£11,527	Leasehold
58, Lyford Road SW18 3JJ	SW18 3JJ	SW18 3	18/01/2023	£3,900,000	£3,672,078	FALSE	Semi_Detached	306	£12,745	£12,000	Freehold
33, Leckford Road SW18 3PT	SW18 3PT	SW18 3	22/02/2022	£927,500	£913,219	FALSE	Terraced	76	£12,204	£12,016	Freehold
152a, Swaby Road SW18 3QY	SW18 3QY	SW18 3	23/06/2023	£700,000	£693,642	FALSE	Flat	57	£12,281	£12,169	Leasehold
66, Earlsfield Road SW18 3DN	SW18 3DN	SW18 3	12/04/2024	£2,510,000	£2,510,000	FALSE	Terraced	206	£12,184	£12,184	Freehold
36, Ellerton Road SW18 3NN	SW18 3NN	SW18 3	17/01/2023	£1,600,000	£1,506,494	FALSE	Semi_Detached	116	£13,793	£12,987	Freehold
Flat A, 283, Trinity Road SW18 3SN	SW18 3SN	SW18 3	27/01/2022	£420,000	£409,963	FALSE	Flat	31	£13,548	£13,225	Leasehold
3, Patten Road SW18 3RH	SW18 3RH	SW18 3	27/09/2023	£4,575,353	£4,280,169	FALSE	Semi_Detached	313	£14,618	£13,675	Freehold
14, Burntwood Grange Road SW18 3JX	SW18 3JX	SW18 3	18/01/2023	£1,350,000	£1,271,104	FALSE	Semi_Detached	92	£14,674	£13,816	Freehold
Flat 2, 26, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	30/05/2023	£615,000	£613,844	FALSE	Flat	44	£13,977	£13,951	Leasehold
15, Baskerville Road SW18 3RJ	SW18 3RJ	SW18 3	20/01/2023	£7,500,000	£6,648,810	FALSE	Detached	468	£16,026	£14,207	Freehold
1, Baskerville Road SW18 3RJ	SW18 3RJ	SW18 3	24/01/2023	£5,825,000	£5,484,578	FALSE	Semi_Detached	384	£15,169	£14,283	Freehold
45, Lyford Road SW18 3LU	SW18 3LU	SW18 3	20/12/2023	£1,260,000	£1,150,793	FALSE	Detached	78	£16,154	£14,754	Freehold
13, Baskerville Road SW18 3RJ	SW18 3RJ	SW18 3	24/05/2023	£4,301,429	£4,289,633	FALSE	Other	261	£16,481	£16,435	Freehold
50, Frewin Road SW18 3LP	SW18 3LP	SW18 3	18/11/2022	£2,705,000	£2,545,752	FALSE	Terraced	147	£18,401	£17,318	Freehold
38, Frewin Road SW18 3LP	SW18 3LP	SW18 3	30/01/2023	£3,250,000	£3,117,292	FALSE	Terraced	152	£21,382	£20,509	Freehold
		SW18 3 Average							£8,816	£8,508	North East of Ear
Flat 43, Coleman Court, Kimber Road SW18 4PA	SW18 4PA	SW18 4	30/03/2022	£187,500	£180,694	FALSE	Flat	36	£5,208	£5,019	Leasehold
145a, Penwith Road, Earlsfield SW18 4PZ	SW18 4PZ	SW18 4	29/11/2022	£625,000	£599,593	FALSE	Flat	115	£5,435	£5,214	Leasehold
4, Duntshill Road SW18 4QL	SW18 4QL	SW18 4	17/06/2022	£460,000	£441,700	FALSE	Flat	83	£5,542	£5,322	Leasehold
Flat 6, 1, Simrose Court SW18 4PD	SW18 4PD	SW18 4	25/04/2022	£292,000	£278,620	FALSE	Flat	51	£5,725	£5,463	Leasehold
Flat 87, Sudbury House, 85, Wandsworth High Street SW18 4TT	SW18 4TT	SW18 4	25/02/2022	£250,000	£242,909	FALSE	Flat	44	£5,682	£5,521	Leasehold
16, Argento Tower, Mapleton Road SW18 4GA	SW18 4GA	SW18 4	25/07/2022	£427,500	£409,014	FALSE	Flat	71	£6,021	£5,761	Leasehold
1, Simrose Court SW18 4PD	SW18 4PD	SW18 4	28/10/2022	£315,000	£297,625	FALSE	Flat	51	£6,176	£5,836	Leasehold
16, Dounesforth Gardens SW18 4QP	SW18 4QP	SW18 4	25/03/2022	£403,555	£388,907	FALSE	Flat	66	£6,114	£5,893	Leasehold
Flat 29, Hardy Court, 1, Furmage Street SW18 4GH	SW18 4GH	SW18 4	25/11/2022	£530,000	£508,455	FALSE	Flat	86	£6,163	£5,912	Leasehold
Ground Floor Flat, 134, Strathville Road SW18 4RE	SW18 4RE	SW18 4	28/09/2022	£415,000	£390,718	FALSE	Flat	66	£6,288	£5,920	Leasehold
20, Argento Tower, Mapleton Road SW18 4GA	SW18 4GA	SW18 4	21/10/2022	£440,000	£415,730	FALSE	Flat	69	£6,377	£6,025	Leasehold
Upper Flat, 209a, Garratt Lane SW18 4DS	SW18 4DS	SW18 4	28/09/2023	£615,000	£601,409	FALSE	Flat	99	£6,212	£6,075	Leasehold
56a, Penwith Road, Earlsfield SW18 4QD	SW18 4QD	SW18 4	22/02/2023	£645,000	£626,706	FALSE	Flat	102	£6,324	£6,144	Leasehold
133a, Penwith Road, Earlsfield SW18 4PZ	SW18 4PZ	SW18 4	26/08/2022	£715,000	£671,379	FALSE	Flat	109	£6,560	£6,159	Leasehold
First And Second Floor Flat, 569, Garratt Lane SW18 4SR	SW18 4SR	SW18 4	23/09/2022	£635,000	£597,846	FALSE	Flat	96	£6,615	£6,228	Leasehold
52, Summerley Street SW18 4EX	SW18 4EX	SW18 4	22/09/2023	£1,308,500	£1,243,669	FALSE	Terraced	199	£6,575	£6,250	Freehold
9, Longstaff Crescent SW18 4BA	SW18 4BA	SW18 4	23/11/2022	£1,075,000	£1,011,713	FALSE	Terraced	160	£6,719	£6,323	Freehold
First Floor Flat, 436a, Garratt Lane SW18 4HN	SW18 4HN	SW18 4	22/02/2023	£515,000	£500,393	FALSE	Flat	79	£6,519	£6,334	Leasehold
Flat 3, Buchanan House, Brathway Road SW18 4BQ	SW18 4BQ	SW18 4	23/08/2022	£399,950	£375,550	FALSE	Flat	59	£6,779	£6,365	Leasehold
Loft Flat, 125, Strathville Road SW18 4QW	SW18 4QW	SW18 4	09/06/2023	£270,000	£268,232	FALSE	Flat	42	£6,429	£6,386	Leasehold
32a, Duntshill Road SW18 4QL	SW18 4QL	SW18 4	29/11/2023	£620,000	£594,260	FALSE	Flat	93	£6,667	£6,390	Leasehold
1, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	29/11/2022	£435,000	£417,317	FALSE	Flat	65	£6,692	£6,420	Leasehold
2, Foundry Place SW18 4NL	SW18 4NL	SW18 4	30/05/2023	£637,500	£621,429	FALSE	Semi_Detached	95	£6,711	£6,541	Freehold
Flat 79, Voltaire Buildings, 330, Garratt Lane SW18 4FQ	SW18 4FQ	SW18 4	22/12/2022	£470,000	£455,836	FALSE	Flat	68	£6,912	£6,703	Leasehold
22, Argento Tower, Mapleton Road SW18 4GA	SW18 4GA	SW18 4	25/07/2022	£486,000	£464,984	FALSE	Flat	69	£7,043	£6,739	Leasehold
352a, Garratt Lane SW18 4ES	SW18 4ES	SW18 4	20/10/2023	£480,000	£466,386	FALSE	Flat	69	£6,957	£6,759	Leasehold
347, Garratt Lane SW18 4DX	SW18 4DX	SW18 4	23/08/2022	£511,875	£480,647	FALSE	Flat	71	£7,210	£6,770	Leasehold
Flat 2, 368, Garratt Lane SW18 4ES	SW18 4ES	SW18 4	26/05/2022	£190,000	£182,937	FALSE	Flat	27	£7,037	£6,775	Leasehold
635b, Garratt Lane SW18 4SX	SW18 4SX	SW18 4	24/03/2023	£263,000	£258,377	FALSE	Flat	38	£6,921	£6,799	Leasehold
44, Argento Tower, Mapleton Road SW18 4GA	SW18 4GA	SW18 4	24/10/2022	£505,000	£477,144	FALSE	Flat	70	£7,214	£6,816	Leasehold
134a, Penwith Road, Earlsfield SW18 4QB	SW18 4QB	SW18 4	24/03/2023	£680,000	£668,048	FALSE	Flat	98	£6,939	£6,817	Leasehold
10, Camborne Road SW18 4BJ	SW18 4BJ	SW18 4	26/08/2022	£1,002,028	£932,364	FALSE	Terraced	136	£7,368	£6,856	Freehold
Flat 24, Voltaire Buildings, 330, Garratt Lane SW18 4FQ	SW18 4FQ	SW18 4	13/11/2023	£467,000	£447,612	FALSE	Flat	64	£7,297	£6,994	Leasehold
75a, Penwith Road, Earlsfield SW18 4PY	SW18 4PY	SW18 4	28/11/2022	£789,000	£756,927	FALSE	Flat	108	£7,306	£7,009	Leasehold
417, Garratt Lane SW18 4SL	SW18 4SL	SW18 4	28/01/2022	£540,000	£533,511	FALSE	Terraced	76	£7,105	£7,020	Freehold
24a, Penwith Road, Earlsfield SW18 4QF	SW18 4QF	SW18 4	29/09/2023	£725,000	£689,079	FALSE	Flat	98	£7,398	£7,031	Leasehold
28, Spectra Apartments, 2, Spectrum Way SW18 4GE	SW18 4GE	SW18 4	25/02/2022	£350,000	£340,073	FALSE	Flat	48	£7,292	£7,085	Leasehold
7, Spectra Apartments, 2, Spectrum Way SW18 4GE	SW18 4GE	SW18 4	27/11/2023	£355,000	£340,262	FALSE	Flat	48	£7,396	£7,089	Leasehold
Flat 13, Voltaire Buildings, 330, Garratt Lane SW18 4FQ	SW18 4FQ	SW18 4	29/06/2023	£451,000	£448,047	FALSE	Flat	63	£7,159	£7,112	Leasehold
7a, Kimber Road SW18 4NR	SW18 4NR	SW18 4	20/12/2022	£785,000	£747,959	FALSE	Terraced	105	£7,476	£7,123	Freehold
Flat A, 537, Garratt Lane SW18 4SR	SW18 4SR	SW18 4	12/10/2023	£375,000	£364,364	FALSE	Flat	51	£7,353	£7,144	Leasehold
13, Coliston Road SW18 4PJ	SW18 4PJ	SW18 4	20/06/2022	£950,000	£916,555	FALSE	Terraced	128	£7,422	£7,161	Freehold
140a, Penwith Road, Earlsfield SW18 4QB	SW18 4QB	SW18 4	16/03/2023	£700,000	£687,697	FALSE	Flat	96	£7,292	£7,164	Leasehold
21, Weybourne Street SW18 4HG	SW18 4HG	SW18 4	29/09/2023	£1,100,000	£1,045,500	FALSE	Terraced	145	£7,586	£7,210	Freehold
11, Spectra Apartments, 2, Spectrum Way SW18 4GE	SW18 4GE	SW18 4	17/06/2022	£367,500	£352,880	FALSE	Flat	48	£7,656	£7,352	Leasehold
22, Coliston Road SW18 4PJ	SW18 4PJ	SW18 4	24/02/2023	£1,110,000	£1,065,563	FALSE	Terraced	144	£7,708	£7,400	Freehold
45a, Lydden Grove SW18 4LJ	SW18 4LJ	SW18 4	26/06/2023	£395,000	£392,413	FALSE	Flat	53	£7,453	£7,404	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
19, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	20/10/2023	£435,000	£422,662	FALSE	Flat	57	£7,632	£7,415	Leasehold
79, Avening Road SW18 4PN	SW18 4PN	SW18 4	16/11/2023	£1,350,000	£1,268,449	FALSE	Terraced	171	£7,895	£7,418	Freehold
48, Copperlight Apartments, 16, Buckhold Road SW18 4FY	SW18 4FY	SW18 4	22/02/2024	£397,000	£393,297	FALSE	Flat	53	£7,491	£7,421	Leasehold
18, Lux Apartments, 9, Broomhill Road SW18 4GG	SW18 4GG	SW18 4	10/05/2023	£439,000	£438,175	FALSE	Flat	59	£7,441	£7,427	Leasehold
17, Weybourne Street SW18 4HG	SW18 4HG	SW18 4	25/11/2022	£940,000	£884,661	FALSE	Terraced	119	£7,899	£7,434	Freehold
13, Palladio Court, Mapleton Road SW18 4GD	SW18 4GD	SW18 4	17/04/2023	£300,000	£298,315	FALSE	Flat	40	£7,500	£7,458	Leasehold
19a, Smiths Yard SW18 4HR	SW18 4HR	SW18 4	13/10/2023	£585,000	£568,408	FALSE	Flat	76	£7,697	£7,479	Leasehold
9, Bodmin Street SW18 4XF	SW18 4XF	SW18 4	25/02/2022	£341,000	£331,328	FALSE	Flat	44	£7,750	£7,530	Leasehold
603b, Garratt Lane SW18 4SU	SW18 4SU	SW18 4	25/10/2023	£450,000	£437,237	FALSE	Flat	58	£7,759	£7,539	Leasehold
199a, Wandsworth High Street SW18 4JE	SW18 4JE	SW18 4	20/09/2022	£625,000	£588,431	FALSE	Flat	78	£8,013	£7,544	Leasehold
5, Bodmin Street SW18 4XF	SW18 4XF	SW18 4	22/09/2023	£325,000	£317,818	FALSE	Flat	42	£7,738	£7,567	Leasehold
80a, Penwith Road, Earlsfield SW18 4QD	SW18 4QD	SW18 4	12/01/2024	£478,000	£469,599	FALSE	Flat	62	£7,710	£7,574	Leasehold
49, Camborne Road SW18 4BH	SW18 4BH	SW18 4	16/12/2022	£1,105,000	£1,052,860	FALSE	Terraced	139	£7,950	£7,575	Freehold
33, Longstaff Road SW18 4AZ	SW18 4AZ	SW18 4	28/09/2022	£1,055,000	£974,563	FALSE	Terraced	128	£8,242	£7,614	Freehold
53, Argento Tower, Mapleton Road SW18 4GA	SW18 4GA	SW18 4	09/01/2024	£342,500	£336,480	FALSE	Flat	44	£7,784	£7,647	Leasehold
83, Aurora Apartments, 10, Buckhold Road SW18 4FW	SW18 4FW	SW18 4	12/12/2023	£590,000	£573,791	FALSE	Flat	75	£7,867	£7,651	Leasehold
6a, Thorndean Street SW18 4HE	SW18 4HE	SW18 4	17/04/2023	£593,000	£589,669	FALSE	Flat	77	£7,701	£7,658	Leasehold
Flat 103, Coleman Court, Kimber Road SW18 4PB	SW18 4PB	SW18 4	21/01/2022	£299,000	£291,855	FALSE	Flat	38	£7,868	£7,680	Leasehold
68, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	25/03/2022	£550,000	£530,036	FALSE	Flat	69	£7,971	£7,682	Leasehold
Flat B, 182, Penwith Road, Earlsfield SW18 4QA	SW18 4QA	SW18 4	26/04/2022	£465,000	£443,693	FALSE	Flat	57	£8,158	£7,784	Leasehold
73, Twilley Street SW18 4NU	SW18 4NU	SW18 4	26/07/2023	£990,000	£973,091	FALSE	Terraced	125	£7,920	£7,785	Freehold
439, Garratt Lane SW18 4SL	SW18 4SL	SW18 4	06/04/2023	£544,000	£537,924	FALSE	Terraced	69	£7,884	£7,796	Freehold
Flat 56, Parkview Court, 15, Broomhill Road SW18 4JG	SW18 4JG	SW18 4	18/11/2022	£377,000	£358,907	FALSE	Flat	46	£8,196	£7,802	Leasehold
427, Garratt Lane SW18 4SL	SW18 4SL	SW18 4	15/01/2024	£615,000	£595,345	FALSE	Terraced	76	£8,092	£7,833	Freehold
8, Aurora Apartments, 10, Buckhold Road SW18 4FW	SW18 4FW	SW18 4	23/02/2022	£460,000	£446,953	FALSE	Flat	57	£8,070	£7,841	Leasehold
65, Copperlight Apartments, 16, Buckhold Road SW18 4FY	SW18 4FY	SW18 4	12/01/2024	£400,000	£392,969	FALSE	Flat	50	£8,000	£7,859	Leasehold
28, Lydden Grove SW18 4LL	SW18 4LL	SW18 4	24/02/2023	£735,000	£710,261	FALSE	Other	90	£8,167	£7,892	Leasehold
49, Copperlight Apartments, 16, Buckhold Road SW18 4FY	SW18 4FY	SW18 4	16/02/2024	£382,400	£378,833	FALSE	Flat	48	£7,967	£7,892	Leasehold
Flat 49, Parkview Court, 15, Broomhill Road SW18 4JG	SW18 4JG	SW18 4	17/11/2022	£445,000	£426,911	FALSE	Flat	54	£8,241	£7,906	Leasehold
75a, Ravensbury Road SW18 4RX	SW18 4RX	SW18 4	18/12/2023	£740,000	£719,670	FALSE	Flat	91	£8,132	£7,908	Leasehold
Flat 112, Voltaire Buildings, 330, Garratt Lane SW18 4FR	SW18 4FR	SW18 4	26/05/2022	£345,000	£332,176	FALSE	Flat	42	£8,214	£7,909	Leasehold
10, Waterbank House, 34, Knaresborough Drive SW18 4FU	SW18 4FU	SW18 4	29/06/2022	£718,000	£689,436	FALSE	Flat	87	£8,253	£7,925	Leasehold
6, Jacquard Apartments, 11, Courthouse Way SW18 4PG	SW18 4PG	SW18 4	20/07/2023	£620,000	£618,254	FALSE	Flat	78	£7,949	£7,926	Leasehold
130, George View House, 36, Knaresborough Drive SW18 4GU	SW18 4GU	SW18 4	23/02/2022	£702,500	£682,575	FALSE	Flat	86	£8,169	£7,937	Leasehold
Flat 14, 11, Mapleton Crescent SW18 4GY	SW18 4GY	SW18 4	26/08/2022	£330,000	£309,867	FALSE	Flat	39	£8,462	£7,945	Leasehold
65, Buckhold Road SW18 4AT	SW18 4AT	SW18 4	25/09/2023	£670,000	£636,804	FALSE	Terraced	80	£8,375	£7,960	Freehold
15, Waterbank House, 34, Knaresborough Drive SW18 4FU	SW18 4FU	SW18 4	21/01/2022	£710,000	£693,033	FALSE	Flat	87	£8,161	£7,966	Leasehold
39, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	27/04/2023	£545,000	£541,938	FALSE	Flat	68	£8,015	£7,970	Leasehold
Flat 4, 134, Garratt Lane SW18 4EE	SW18 4EE	SW18 4	22/07/2022	£499,999	£478,377	FALSE	Flat	60	£8,333	£7,973	Leasehold
58, Summerley Street SW18 4EX	SW18 4EX	SW18 4	25/11/2022	£1,240,000	£1,166,999	FALSE	Terraced	146	£8,493	£7,993	Freehold
62, Argento Tower, Mapleton Road SW18 4GB	SW18 4GB	SW18 4	14/01/2022	£516,000	£503,669	FALSE	Flat	63	£8,190	£7,995	Leasehold
155, Penwith Road, Earlsfield SW18 4PZ	SW18 4PZ	SW18 4	25/10/2023	£478,150	£464,589	FALSE	Flat	58	£8,244	£8,010	Leasehold
20, Bodmin Street SW18 4PT	SW18 4PT	SW18 4	22/06/2022	£845,000	£811,383	FALSE	Flat	101	£8,366	£8,034	Leasehold
Flat A, 182, Penwith Road, Earlsfield SW18 4QA	SW18 4QA	SW18 4	26/04/2022	£480,000	£458,005	FALSE	Flat	57	£8,421	£8,035	Leasehold
120, Penwith Road, Earlsfield SW18 4QE	SW18 4QE	SW18 4	24/05/2022	£517,500	£498,264	FALSE	Flat	62	£8,347	£8,037	Leasehold
97, George View House, 36, Knaresborough Drive SW18 4GU	SW18 4GU	SW18 4	15/06/2023	£680,000	£675,547	FALSE	Flat	84	£8,095	£8,042	Leasehold
Flat A, 396, Garratt Lane SW18 4HP	SW18 4HP	SW18 4	23/09/2022	£565,000	£531,941	FALSE	Flat	66	£8,561	£8,060	Leasehold
53, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	29/06/2023	£430,000	£427,184	FALSE	Flat	53	£8,113	£8,060	Leasehold
11, Acuba Road SW18 4RA	SW18 4RA	SW18 4	22/09/2023	£1,265,000	£1,202,325	FALSE	Terraced	149	£8,490	£8,069	Freehold
1, Coliston Passage SW18 4PW	SW18 4PW	SW18 4	08/12/2023	£750,000	£718,776	FALSE	Terraced	89	£8,427	£8,076	Freehold
17, George View House, 36, Knaresborough Drive SW18 4GT	SW18 4GT	SW18 4	22/06/2023	£610,000	£606,006	FALSE	Flat	75	£8,133	£8,080	Leasehold
81, George View House, 36, Knaresborough Drive SW18 4GU	SW18 4GU	SW18 4	20/12/2022	£700,000	£678,904	FALSE	Flat	84	£8,333	£8,082	Leasehold
10, Twilley Street SW18 4NS	SW18 4NS	SW18 4	17/11/2023	£965,000	£906,706	FALSE	Terraced	112	£8,616	£8,096	Freehold
20, George View House, 36, Knaresborough Drive SW18 4GT	SW18 4GT	SW18 4	27/03/2024	£625,000	£625,000	FALSE	Flat	77	£8,117	£8,117	Leasehold
31, Twilley Street SW18 4NU	SW18 4NU	SW18 4	26/08/2022	£925,000	£860,691	FALSE	Terraced	106	£8,726	£8,120	Freehold
1, Steerforth Street SW18 4HH	SW18 4HH	SW18 4	20/12/2022	£375,000	£357,305	FALSE	Flat	44	£8,523	£8,121	Leasehold
41, Argento Tower, Mapleton Road SW18 4GA	SW18 4GA	SW18 4	14/04/2023	£360,000	£357,978	FALSE	Flat	44	£8,182	£8,136	Leasehold
143a, Penwith Road, Earlsfield SW18 4PZ	SW18 4PZ	SW18 4	25/01/2023	£510,000	£496,444	FALSE	Flat	61	£8,361	£8,138	Leasehold
26, Strathville Road SW18 4QZ	SW18 4QZ	SW18 4	16/12/2022	£1,180,000	£1,124,321	FALSE	Terraced	138	£8,551	£8,147	Freehold
148, Strathville Road SW18 4RE	SW18 4RE	SW18 4	23/11/2023	£1,085,000	£1,019,457	FALSE	Terraced	125	£8,680	£8,156	Freehold
3, Mauritius Building, 200, Garratt Lane SW18 4ED	SW18 4ED	SW18 4	26/04/2023	£495,000	£492,219	FALSE	Flat	60	£8,250	£8,204	Leasehold
31, Skelbrook Street SW18 4EZ	SW18 4EZ	SW18 4	06/04/2023	£1,170,000	£1,156,933	FALSE	Terraced	141	£8,298	£8,205	Freehold
55, Strathville Road SW18 4QR	SW18 4QR	SW18 4	24/02/2023	£1,120,000	£1,075,163	FALSE	Terraced	131	£8,550	£8,207	Freehold
19, Furmage Street SW18 4DF	SW18 4DF	SW18 4	20/07/2023	£977,500	£960,805	FALSE	Terraced	117	£8,355	£8,212	Freehold
Flat 21, 11, Mapleton Crescent SW18 4GY	SW18 4GY	SW18 4	27/10/2023	£330,000	£320,640	FALSE	Flat	39	£8,462	£8,222	Leasehold
Flat 1, 9, Red Lion Square SW18 4LS	SW18 4LS	SW18 4	16/06/2023	£340,000	£337,774	FALSE	Flat	41	£8,293	£8,238	Leasehold
Flat 31, 11, Mapleton Crescent SW18 4GY	SW18 4GY	SW18 4	18/09/2023	£330,000	£322,707	FALSE	Flat	39	£8,462	£8,275	Leasehold
7, Skelbrook Street SW18 4EY	SW18 4EY	SW18 4	24/06/2022	£1,407,184	£1,357,644	FALSE	Terraced	164	£8,580	£8,278	Freehold
132, Buckhold Road SW18 4AR	SW18 4AR	SW18 4	16/09/2022	£655,000	£605,060	FALSE	Terraced	73	£8,973	£8,288	Freehold
74, Camborne Road SW18 4BJ	SW18 4BJ	SW18 4	21/09/2023	£645,000	£630,746	FALSE	Flat	76	£8,487	£8,299	Leasehold
116, George View House, 36, Knaresborough Drive SW18 4GU	SW18 4GU	SW18 4	30/10/2023	£650,000	£631,565	FALSE	Flat	76	£8,553	£8,310	Leasehold
70, Summerley Street SW18 4EX	SW18 4EX	SW18 4	25/08/2023	£467,500	£465,746	FALSE	Flat	56	£8,348	£8,317	Leasehold
85a, Ravensbury Road SW18 4RX	SW18 4RX	SW18 4	20/12/2022	£820,000	£795,288	FALSE	Flat	95	£8,632	£8,371	Leasehold
27, Jessica House, 10, Red Lion Square SW18 4RD	SW18 4RD	SW18 4	05/01/2024	£290,000	£284,903	FALSE	Flat	34	£8,529	£8,380	Leasehold
31a, Strathville Road SW18 4QX	SW18 4QX	SW18 4	16/03/2023	£742,500	£729,450	FALSE	Flat	87	£8,534	£8,384	Leasehold
54, Strathville Road SW18 4RB	SW18 4RB	SW18 4	28/10/2022	£1,077,500	£998,553	FALSE	Terraced	119	£9,055	£8,391	Freehold
22, Lux Apartments, 9, Broomhill Road SW18 4GG	SW18 4GG	SW18 4	29/07/2022	£915,000	£875,432	FALSE	Flat	104	£8,798	£8,418	Leasehold
26a, Kimber Road SW18 4NP	SW18 4NP	SW18 4	17/05/2023	£625,000	£623,825	FALSE	Flat	74	£8,446	£8,430	Leasehold
37, Twilley Street SW18 4NU	SW18 4NU	SW18 4	22/06/2023	£862,500	£852,135	FALSE	Terraced	101	£8,540	£8,437	Freehold
23, Furmage Street SW18 4DF	SW18 4DF	SW18 4	26/08/2022	£925,000	£860,691	FALSE	Terraced	102	£9,069	£8,438	Freehold
Apartment 33, 8, Hardwicks Square, Wandsworth SW18 4JY	SW18 4JY	SW18 4	28/04/2023	£410,000	£407,697	FALSE	Flat	48	£8,542	£8,494	Leasehold
Second Floor Flat C, 599, Garratt Lane SW18 4SU	SW18 4SU	SW18 4	27/05/2022	£452,500	£435,680	FALSE	Flat	51.26	£8,828	£8,499	Leasehold
87, Buckhold Road SW18 4AT	SW18 4AT	SW18 4	16/02/2024	£930,000	£912,558	FALSE	Terraced	107	£8,692	£8,529	Freehold
31, Spectra Apartments, 2, Spectrum Way SW18 4GE	SW18 4GE	SW18 4	27/01/2023	£915,000	£890,678	FALSE	Flat	104	£8,798	£8,564	Leasehold
58, Jessica House, 10, Red Lion Square SW18 4RD	SW18 4RD	SW18 4	28/03/2023	£280,000	£275,079	FALSE	Flat	32	£8,750	£8,596	Leasehold
28a, Lydden Grove SW18 4LL	SW18 4LL	SW18 4	12/05/2023	£637,500	£636,302	FALSE	Flat	74	£8,615	£8,599	Leasehold
Flat 49, 11, Mapleton Crescent SW18 4GY	SW18 4GY	SW18 4	20/01/2023	£345,000	£335,830	FALSE	Flat	39	£8,846	£8,611	Leasehold
11, Lyon House, 104, Wandsworth High Street SW18 4LA	SW18 4LA	SW18 4	25/02/2022	£542,000	£526,628	FALSE	Flat	61	£8,885	£8,633	Leasehold
26, Twilley Street SW18 4NS	SW18 4NS	SW18 4	20/01/2023	£748,000	£717,457	FALSE	Terraced	83	£9,012	£8,644	Freehold
19b, Smiths Yard SW18 4HR	SW18 4HR	SW18 4	13/10/2023	£365,000	£354,648	FALSE	Flat	41	£8,902	£8,650	Leasehold
136, George View House, 36, Knaresborough Drive SW18 4GU	SW18 4GU	SW18 4	12/05/2023	£495,000	£494,070	FALSE	Flat	57	£8,684	£8,668	Leasehold
Flat 39, Voltaire Buildings, 330, Garratt Lane SW18 4FQ	SW18 4FQ	SW18 4	10/03/2023	£450,000	£442,091	FALSE	Flat	51	£8,824	£8,668	Leasehold
113, Buckhold Road SW18 4AS	SW18 4AS	SW18 4	15/12/2022	£665,000	£633,622	FALSE	Terraced	73	£9,110	£8,680	Freehold
Second Floor Flat And Loft, 412, Garratt Lane SW18 4HW	SW18 4HW	SW18 4	23/01/2023	£450,000	£438,038	FALSE	Flat	49.68	£9,058	£8,817	Leasehold
74, Penwith Road, Earlsfield SW18 4QD	SW18 4QD	SW18 4	25/01/2022	£515,000	£502,693	FALSE	Flat	57	£9,035	£8,819	Leasehold
41b, Steerforth Street SW18 4HF	SW18 4HF	SW18 4	17/10/2023	£526,750	£511,810	FALSE	Flat	58	£9,082	£8,824	Leasehold
Flat 79, Bronze Building, 18, Buckhold Road SW18 4RG	SW18 4RG	SW18 4	22/07/2022	£1,285,000	£1,229,432	TRUE	Flat	139	£9,245	£8,845	Leasehold
31, Trewint Street SW18 4HB	SW18 4HB	SW18 4	27/10/2023	£915,000	£867,516	FALSE	Terraced	98	£9,337	£8,852	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
37, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	18/08/2023	£385,000	£383,555	FALSE	Flat	43	£8,953	£8,920	Leasehold
131, Ravensbury Road SW18 4RY	SW18 4RY	SW18 4	24/03/2023	£850,000	£829,813	FALSE	Terraced	93	£9,140	£8,923	Freehold
41, Ravensbury Road SW18 4SA	SW18 4SA	SW18 4	09/06/2023	£1,175,000	£1,160,880	FALSE	Terraced	130	£9,038	£8,930	Freehold
First Floor Flat, 19, Steerforth Street SW18 4HH	SW18 4HH	SW18 4	28/01/2022	£732,500	£714,995	FALSE	Flat	80	£9,156	£8,937	Leasehold
16a, Steerforth Street SW18 4HH	SW18 4HH	SW18 4	15/02/2024	£615,125	£609,387	FALSE	Flat	68	£9,046	£8,962	Leasehold
Flat 5, 505, Garratt Lane SW18 4SW	SW18 4SW	SW18 4	22/03/2023	£520,000	£510,860	FALSE	Flat	57	£9,123	£8,962	Leasehold
30, Kimber Road SW18 4NP	SW18 4NP	SW18 4	13/10/2023	£428,000	£415,861	FALSE	Flat	46	£9,304	£9,040	Leasehold
89, Ravensbury Road SW18 4RX	SW18 4RX	SW18 4	16/12/2022	£550,000	£533,425	FALSE	Flat	59	£9,322	£9,041	Leasehold
21a, Ravensbury Road SW18 4SA	SW18 4SA	SW18 4	25/02/2022	£726,600	£705,992	FALSE	Flat	78	£9,315	£9,051	Leasehold
80, Ravensbury Road SW18 4RS	SW18 4RS	SW18 4	07/03/2024	£880,000	£880,000	FALSE	Terraced	97	£9,072	£9,072	Freehold
39b, Steerforth Street SW18 4HF	SW18 4HF	SW18 4	18/08/2023	£675,000	£672,467	FALSE	Flat	74	£9,122	£9,087	Leasehold
1, Longstaff Road SW18 4AZ	SW18 4AZ	SW18 4	11/05/2023	£675,000	£673,245	FALSE	Terraced	74	£9,122	£9,098	Freehold
97, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	12/05/2023	£430,000	£429,192	FALSE	Flat	47	£9,149	£9,132	Leasehold
7a, Penwith Road, Earlsfield SW18 4PU	SW18 4PU	SW18 4	29/09/2023	£617,500	£603,854	FALSE	Flat	66	£9,356	£9,149	Leasehold
62, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	24/05/2023	£450,000	£449,154	FALSE	Flat	49	£9,184	£9,166	Leasehold
Ground Floor Flat, 20, Camborne Road SW18 4BJ	SW18 4BJ	SW18 4	18/10/2023	£510,000	£495,535	FALSE	Flat	54	£9,444	£9,177	Leasehold
92a, Penwith Road, Earlsfield SW18 4QD	SW18 4QD	SW18 4	28/04/2022	£600,000	£572,507	FALSE	Flat	62	£9,677	£9,234	Leasehold
50, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	10/05/2023	£455,000	£454,145	FALSE	Flat	49	£9,286	£9,268	Leasehold
33, Skelbrook Street SW18 4EZ	SW18 4EZ	SW18 4	24/03/2022	£1,025,000	£1,002,358	FALSE	Terraced	108	£9,491	£9,281	Freehold
34a, Coliston Road SW18 4PJ	SW18 4PJ	SW18 4	23/09/2022	£515,000	£484,867	FALSE	Flat	52	£9,904	£9,324	Leasehold
Flat 1, 24, Steerforth Street SW18 4HH	SW18 4HH	SW18 4	17/11/2023	£430,000	£412,148	FALSE	Flat	44	£9,773	£9,367	Leasehold
32, Riverdale Drive SW18 4UR	SW18 4UR	SW18 4	23/06/2022	£685,000	£660,884	FALSE	Terraced	70	£9,786	£9,441	Freehold
42, Trewint Street SW18 4HB	SW18 4HB	SW18 4	20/02/2023	£585,000	£568,408	FALSE	Flat	60	£9,750	£9,473	Leasehold
43, Weybourne Street SW18 4HG	SW18 4HG	SW18 4	14/12/2023	£1,250,000	£1,197,960	FALSE	Terraced	125	£10,000	£9,584	Freehold
109, Penwith Road, Earlsfield SW18 4PY	SW18 4PY	SW18 4	28/04/2022	£575,000	£556,155	FALSE	Terraced	58	£9,914	£9,589	Leasehold
First Floor Flat, 93, Twilley Street SW18 4NW	SW18 4NW	SW18 4	24/03/2023	£625,000	£614,015	FALSE	Flat	64	£9,766	£9,594	Leasehold
12, Longstaff Road SW18 4AY	SW18 4AY	SW18 4	26/01/2024	£850,000	£822,834	FALSE	Terraced	85	£10,000	£9,680	Freehold
62, Penwith Road, Earlsfield SW18 4QD	SW18 4QD	SW18 4	24/05/2022	£545,000	£524,742	FALSE	Flat	54	£10,093	£9,717	Leasehold
30, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	28/09/2023	£467,500	£457,169	FALSE	Flat	47	£9,947	£9,727	Leasehold
6, Coliston Road SW18 4PJ	SW18 4PJ	SW18 4	20/09/2022	£1,035,000	£956,087	FALSE	Terraced	98	£10,561	£9,756	Freehold
26, Bodmin Street SW18 4PT	SW18 4PT	SW18 4	16/12/2022	£745,000	£722,548	FALSE	Flat	74	£10,068	£9,764	Leasehold
18, Lydden Grove SW18 4LL	SW18 4LL	SW18 4	24/02/2023	£880,000	£844,771	FALSE	Terraced	86	£10,233	£9,823	Freehold
6, Weybourne Street SW18 4HQ	SW18 4HQ	SW18 4	26/05/2023	£1,350,000	£1,346,490	FALSE	Terraced	137	£9,854	£9,828	Freehold
3a, Duntshill Road SW18 4QN	SW18 4QN	SW18 4	16/12/2022	£690,000	£669,205	FALSE	Flat	68	£10,147	£9,841	Leasehold
8, Steerforth Street SW18 4HH	SW18 4HH	SW18 4	17/06/2022	£535,500	£514,196	FALSE	Flat	52	£10,298	£9,888	Leasehold
Flat 40, Coleman Court, Kimber Road SW18 4PA	SW18 4PA	SW18 4	26/07/2022	£300,000	£287,027	FALSE	Flat	29	£10,345	£9,897	Leasehold
Flat 11, Langford Lofts, 190, Garratt Lane SW18 4ED	SW18 4ED	SW18 4	21/06/2023	£360,000	£357,643	FALSE	Flat	36	£10,000	£9,935	Leasehold
48, Duntshill Road SW18 4QL	SW18 4QL	SW18 4	05/01/2024	£492,500	£483,844	FALSE	Flat	48	£10,260	£10,080	Leasehold
20, Lux Apartments, 9, Broomhill Road SW18 4GG	SW18 4GG	SW18 4	18/01/2022	£415,000	£405,083	FALSE	Flat	40	£10,375	£10,127	Leasehold
Flat C, 343, Garratt Lane SW18 4DX	SW18 4DX	SW18 4	26/08/2022	£595,000	£558,700	FALSE	Flat	55	£10,818	£10,158	Leasehold
38a, Lydden Grove SW18 4LN	SW18 4LN	SW18 4	24/03/2023	£670,000	£654,088	FALSE	Terraced	64	£10,469	£10,220	Freehold
21, Ravensbury Road SW18 4SA	SW18 4SA	SW18 4	18/08/2023	£530,001	£515,229	FALSE	Terraced	50	£10,600	£10,305	Leasehold
367, Garratt Lane SW18 4DY	SW18 4DY	SW18 4	09/06/2023	£610,000	£602,670	FALSE	Flat	58	£10,517	£10,391	Freehold
Ground Floor Flat, 57, Camborne Road SW18 4BH	SW18 4BH	SW18 4	27/04/2022	£610,000	£582,049	FALSE	Flat	56	£10,893	£10,394	Leasehold
4, Penwith Road, Earlsfield SW18 4QF	SW18 4QF	SW18 4	24/08/2023	£606,500	£604,224	FALSE	Flat	58	£10,457	£10,418	Leasehold
Flat 57, Bronze Building, 18, Buckhold Road SW18 4RG	SW18 4RG	SW18 4	23/02/2022	£590,000	£573,266	TRUE	Flat	55	£10,727	£10,423	Leasehold
13, Duntshill Road SW18 4QN	SW18 4QN	SW18 4	20/07/2023	£483,000	£481,639	FALSE	Flat	46	£10,500	£10,470	Leasehold
16, Thorndean Street SW18 4HE	SW18 4HE	SW18 4	17/06/2022	£460,500	£442,180	FALSE	Flat	42	£10,964	£10,528	Leasehold
144, Ravensbury Road SW18 4RU	SW18 4RU	SW18 4	29/04/2022	£625,000	£596,361	FALSE	Flat	56	£11,161	£10,649	Leasehold
16, Steerforth Street SW18 4HH	SW18 4HH	SW18 4	17/03/2023	£485,000	£473,482	FALSE	Flat	44	£11,023	£10,761	Leasehold
29a, Brathway Road SW18 4BE	SW18 4BE	SW18 4	12/04/2023	£665,000	£661,264	FALSE	Flat	58	£11,466	£11,401	Leasehold
107, Ravensbury Road SW18 4RY	SW18 4RY	SW18 4	23/08/2022	£1,205,000	£1,121,225	FALSE	Terraced	98	£12,296	£11,441	Freehold
Flat 60, Coleman Court, Kimber Road SW18 4PA	SW18 4PA	SW18 4	28/06/2023	£290,000	£288,101	FALSE	Flat	25	£11,600	£11,524	Leasehold
Flat 61, Bronze Building, 18, Buckhold Road SW18 4RG	SW18 4RG	SW18 4	25/02/2022	£665,000	£646,139	TRUE	Flat	55	£12,091	£11,748	Leasehold
3, Ravensbury Terrace SW18 4RL	SW18 4RL	SW18 4	25/09/2023	£685,000	£651,061	FALSE	Flat	53	£12,925	£12,284	Freehold
105a, Twilley Street SW18 4NW	SW18 4NW	SW18 4	04/04/2024	£695,000	£695,000	FALSE	Flat	47	£14,787	£14,787	Leasehold
24, Steerforth Street SW18 4HH	SW18 4HH	SW18 4	21/06/2023	£675,000	£666,888	FALSE	Flat	44	£15,341	£15,157	Freehold
		SW18 4 Average							£8,520	£8,261	West of Earlsfiedl
176a, Elsenham Street SW18 5NR	SW18 5NR	SW18 5	13/12/2023	£300,000	£291,758	FALSE	Flat	57	£5,263	£5,119	Leasehold
34b, Seymour Road SW18 5JA	SW18 5JA	SW18 5	27/03/2023	£375,000	£368,409	FALSE	Flat	71	£5,282	£5,189	Leasehold
34c, Seymour Road SW18 5JA	SW18 5JA	SW18 5	21/10/2022	£425,000	£401,557	FALSE	Flat	76	£5,592	£5,284	Leasehold
7, Lainson Street SW18 5RS	SW18 5RS	SW18 5	29/03/2022	£725,000	£708,985	FALSE	Terraced	132	£5,492	£5,371	Freehold
44, Arnal Crescent SW18 5PX	SW18 5PX	SW18 5	24/08/2022	£260,000	£244,138	FALSE	Flat	45	£5,778	£5,425	Leasehold
Flat E, 72, Wimbledon Park Road SW18 5SH	SW18 5SH	SW18 5	15/02/2024	£242,500	£240,238	FALSE	Flat	44	£5,511	£5,460	Leasehold
93a, Replingham Road SW18 5LU	SW18 5LU	SW18 5	21/01/2022	£500,000	£488,051	FALSE	Flat	87	£5,747	£5,610	Leasehold
35, Linstead Way SW18 5QA	SW18 5QA	SW18 5	16/12/2022	£506,867	£482,950	FALSE	Terraced	84	£6,034	£5,749	Freehold
194, Sutherland Grove SW18 5QX	SW18 5QX	SW18 5	13/10/2023	£360,000	£349,790	FALSE	Flat	60	£6,000	£5,830	Leasehold
Flat 23, Cumber House, Merton Road SW18 5JZ	SW18 5JZ	SW18 5	28/03/2024	£357,000	£357,000	FALSE	Flat	60	£5,950	£5,950	Leasehold
40, Bell Drive SW18 5PZ	SW18 5PZ	SW18 5	29/07/2022	£275,000	£263,108	FALSE	Flat	44	£6,250	£5,980	Leasehold
Flat A, 3, Lavenham Road SW18 5EZ	SW18 5EZ	SW18 5	21/04/2023	£529,995	£527,018	FALSE	Flat	88	£6,023	£5,989	Leasehold
Flat 1, 163, Merton Road SW18 5EQ	SW18 5EQ	SW18 5	27/05/2022	£305,000	£293,663	FALSE	Flat	49	£6,224	£5,993	Leasehold
178b, Elsenham Street SW18 5NR	SW18 5NR	SW18 5	13/02/2023	£475,000	£461,528	FALSE	Flat	77	£6,169	£5,994	Leasehold
8a, Astonville Street SW18 5AL	SW18 5AL	SW18 5	21/10/2022	£500,000	£472,420	FALSE	Flat	78	£6,410	£6,057	Leasehold
471, Merton Road SW18 5LD	SW18 5LD	SW18 5	20/10/2023	£625,000	£607,274	FALSE	Flat	100	£6,250	£6,073	Leasehold
Flat 5, Hereford House, 74, Wimbledon Park Road SW18 5SH	SW18 5SH	SW18 5	21/12/2023	£415,000	£403,599	FALSE	Flat	66	£6,288	£6,115	Leasehold
503, Merton Road SW18 5LE	SW18 5LE	SW18 5	27/09/2022	£668,000	£628,915	FALSE	Flat	100	£6,680	£6,289	Leasehold
220, Balvernie Grove SW18 5RW	SW18 5RW	SW18 5	18/02/2022	£420,000	£408,088	FALSE	Flat	64	£6,563	£6,376	Leasehold
95a, Replingham Road SW18 5LU	SW18 5LU	SW18 5	19/01/2024	£624,775	£613,794	FALSE	Flat	96	£6,508	£6,394	Leasehold
146, Sutherland Grove SW18 5QN	SW18 5QN	SW18 5	19/12/2022	£1,400,000	£1,318,182	FALSE	Semi_Detached	206	£6,796	£6,399	Freehold
Ground Floor Flat, 6, Clonmore Street SW18 5EX	SW18 5EX	SW18 5	16/03/2023	£677,500	£665,592	FALSE	Flat	104	£6,514	£6,400	Leasehold
77, Replingham Road SW18 5LU	SW18 5LU	SW18 5	21/12/2023	£450,000	£431,266	FALSE	Flat	67	£6,716	£6,437	Freehold
Flat 4, Priscilla Court, 145, Merton Road SW18 5EQ	SW18 5EQ	SW18 5	23/08/2023	£420,000	£418,424	FALSE	Flat	65	£6,462	£6,437	Leasehold
Flat 7, Merton House, Merton Road SW18 5LA	SW18 5LA	SW18 5	15/01/2024	£365,000	£358,585	FALSE	Flat	55	£6,636	£6,520	Leasehold
Flat 5, Mill Court, 432, Merton Road SW18 5AE	SW18 5AE	SW18 5	17/08/2023	£420,000	£418,424	FALSE	Flat	64	£6,563	£6,538	Leasehold
79a, Replingham Road SW18 5LU	SW18 5LU	SW18 5	21/12/2023	£700,000	£670,858	FALSE	Flat	102	£6,863	£6,577	Freehold
25, Merton Road SW18 5ST	SW18 5ST	SW18 5	27/07/2023	£1,050,000	£1,013,311	FALSE	Semi_Detached	154	£6,818	£6,580	Freehold
54, Skeena Hill SW18 5PL	SW18 5PL	SW18 5	24/07/2023	£1,410,000	£1,385,918	FALSE	Terraced	208	£6,779	£6,663	Freehold
250, Merton Road SW18 5JQ	SW18 5JQ	SW18 5	28/07/2022	£1,000,000	£940,795	FALSE	Semi_Detached	141	£7,092	£6,672	Freehold
Ground Floor Flat, 133, Lavenham Road SW18 5EP	SW18 5EP	SW18 5	28/07/2023	£660,000	£658,141	FALSE	Flat	98	£6,735	£6,716	Leasehold
124a, Replingham Road SW18 5LL	SW18 5LL	SW18 5	19/08/2022	£690,000	£647,905	FALSE	Flat	96	£7,188	£6,749	Leasehold
14, Hanford Close SW18 5AU	SW18 5AU	SW18 5	28/07/2023	£625,000	£614,325	FALSE	Terraced	89	£7,022	£6,903	Freehold
2, Langton Place SW18 5AZ	SW18 5AZ	SW18 5	23/10/2023	£1,170,000	£1,109,283	FALSE	Terraced	160	£7,313	£6,933	Freehold
192, Revelstoke Road SW18 5NW	SW18 5NW	SW18 5	17/10/2023	£1,165,000	£1,104,543	FALSE	Terraced	159	£7,327	£6,947	Freehold
37, Arnal Crescent SW18 5PX	SW18 5PX	SW18 5	13/10/2023	£330,000	£320,640	FALSE	Flat	46	£7,174	£6,970	Leasehold
24, Gatwick Road SW18 5UF	SW18 5UF	SW18 5	29/11/2022	£1,020,000	£971,047	FALSE	Other	139	£7,338	£6,986	Freehold
423, Merton Road SW18 5LB	SW18 5LB	SW18 5	27/07/2022	£650,000	£621,892	FALSE	Flat	89	£7,303	£6,988	Leasehold
65, Smeaton Road SW18 5JJ	SW18 5JJ	SW18 5	27/07/2023	£730,000	£727,944	FALSE	Flat	104	£7,019	£6,999	Leasehold
First Floor Flat At, 78, Lavenham Road SW18 5HE	SW18 5HE	SW18 5	18/10/2023	£620,000	£602,415	FALSE	Flat	86	£7,209	£7,005	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
13, Edge Apartments, 203, Merton Road SW18 5EE	SW18 5EE	SW18 5	23/05/2023	£663,000	£661,754	FALSE	Flat	94	£7,053	£7,040	Leasehold
52, Balvernie Grove SW18 5RU	SW18 5RU	SW18 5	17/10/2023	£625,000	£607,274	FALSE	Flat	86	£7,267	£7,061	Leasehold
164, Replingham Road SW18 5LJ	SW18 5LJ	SW18 5	30/01/2022	£594,000	£579,805	FALSE	Flat	82	£7,244	£7,071	Leasehold
130, Revelstoke Road SW18 5PA	SW18 5PA	SW18 5	16/02/2024	£825,000	£817,304	FALSE	Flat	115	£7,174	£7,107	Leasehold
274, Merton Road SW18 5JN	SW18 5JN	SW18 5	26/05/2022	£760,000	£736,330	FALSE	Terraced	103	£7,379	£7,149	Freehold
96, Granville Road SW18 5SG	SW18 5SG	SW18 5	23/06/2023	£1,326,000	£1,283,940	FALSE	Semi_Detached	178	£7,449	£7,213	Freehold
43a, Astonville Street SW18 5AN	SW18 5AN	SW18 5	25/08/2022	£765,000	£718,329	FALSE	Flat	99	£7,727	£7,256	Leasehold
Flat 11, Merton House, Merton Road SW18 5LA	SW18 5LA	SW18 5	25/03/2022	£415,000	£399,936	FALSE	Flat	55	£7,545	£7,272	Leasehold
49, Crowthorne Close SW18 5RX	SW18 5RX	SW18 5	26/08/2022	£365,000	£342,732	FALSE	Flat	47	£7,766	£7,292	Leasehold
59b, Wimbledon Park Road SW18 5SJ	SW18 5SJ	SW18 5	16/01/2024	£425,000	£417,530	FALSE	Flat	57	£7,456	£7,325	Leasehold
79, Standen Road SW18 5TR	SW18 5TR	SW18 5	25/03/2022	£579,000	£557,984	FALSE	Flat	76	£7,618	£7,342	Leasehold
108, Revelstoke Road SW18 5PB	SW18 5PB	SW18 5	25/01/2022	£745,000	£727,197	FALSE	Flat	99	£7,525	£7,345	Leasehold
72, Longfield Street SW18 5RE	SW18 5RE	SW18 5	24/11/2023	£860,000	£808,049	FALSE	Terraced	110	£7,818	£7,346	Freehold
450, Merton Road SW18 5AE	SW18 5AE	SW18 5	11/04/2023	£1,200,000	£1,158,070	FALSE	Semi_Detached	157	£7,643	£7,376	Freehold
Ground Floor Store Room, Eden Court, 55, Standen Road SW18 5TH	SW18 5TH	SW18 5	20/09/2022	£1,275,000	£1,191,967	FALSE	Other	161	£7,919	£7,404	Freehold
3, Eden Court, 55, Standen Road SW18 5TH	SW18 5TH	SW18 5	20/09/2022	£1,275,000	£1,191,967	FALSE	Other	161	£7,919	£7,404	Freehold
234, Wimbledon Park Road SW18 5RL	SW18 5RL	SW18 5	30/03/2023	£325,000	£319,288	FALSE	Flat	43	£7,558	£7,425	Leasehold
33, Astonville Street SW18 5AN	SW18 5AN	SW18 5	20/09/2022	£490,000	£461,330	FALSE	Flat	62	£7,903	£7,441	Leasehold
60, Wincanton Road SW18 5TY	SW18 5TY	SW18 5	10/05/2023	£1,065,000	£1,062,231	FALSE	Terraced	141	£7,553	£7,534	Freehold
126, Revelstoke Road SW18 5PB	SW18 5PB	SW18 5	27/10/2022	£800,000	£755,872	FALSE	Flat	100	£8,000	£7,559	Leasehold
68, Combemartin Road SW18 5PR	SW18 5PR	SW18 5	16/10/2023	£1,885,000	£1,691,201	FALSE	Detached	223	£8,453	£7,584	Freehold
104, Girdwood Road SW18 5QT	SW18 5QT	SW18 5	19/05/2023	£1,430,000	£1,322,276	FALSE	Detached	174	£8,218	£7,599	Freehold
72, Revelstoke Road SW18 5PB	SW18 5PB	SW18 5	13/02/2023	£900,500	£874,960	FALSE	Flat	115	£7,830	£7,608	Leasehold
76a, Brookwood Road SW18 5BY	SW18 5BY	SW18 5	19/08/2022	£755,000	£702,510	FALSE	Flat	92	£8,207	£7,636	Leasehold
17, Arcadian Place SW18 5JF	SW18 5JF	SW18 5	25/03/2024	£950,000	£950,000	FALSE	Flat	124	£7,661	£7,661	Leasehold
70, Elsenham Street SW18 5NT	SW18 5NT	SW18 5	25/10/2022	£1,457,000	£1,350,247	FALSE	Terraced	176	£8,278	£7,672	Freehold
First Floor Flat, 43, Standen Road SW18 5TH	SW18 5TH	SW18 5	17/11/2023	£673,450	£645,491	FALSE	Flat	84	£8,017	£7,684	Leasehold
16b, Heythorp Street SW18 5BN	SW18 5BN	SW18 5	15/02/2023	£728,000	£707,352	FALSE	Flat	92	£7,913	£7,689	Leasehold
125, Brookwood Road SW18 5BG	SW18 5BG	SW18 5	25/11/2022	£523,000	£501,740	FALSE	Flat	65	£8,046	£7,719	Leasehold
149, Elsenham Street SW18 5NZ	SW18 5NZ	SW18 5	24/01/2022	£1,071,500	£1,058,624	FALSE	Terraced	137	£7,821	£7,727	Freehold
128, Balvernie Grove SW18 5RP	SW18 5RP	SW18 5	27/01/2023	£765,500	£745,152	FALSE	Flat	96	£7,974	£7,762	Leasehold
Apartment 3, 96, Pirbright Road SW18 5NA	SW18 5NA	SW18 5	02/02/2024	£655,000	£646,701	FALSE	Flat	83	£7,892	£7,792	Leasehold
The Ground Floor Flat At, 108, Balvernie Grove SW18 5RP	SW18 5RP	SW18 5	28/04/2023	£542,500	£539,452	FALSE	Flat	69	£7,862	£7,818	Leasehold
7a, Trentham Street SW18 5AS	SW18 5AS	SW18 5	29/03/2023	£801,000	£786,921	FALSE	Flat	100	£8,010	£7,869	Leasehold
104, Standen Road SW18 5TG	SW18 5TG	SW18 5	13/02/2023	£930,000	£892,769	FALSE	Terraced	113	£8,230	£7,901	Freehold
117, Replingham Road SW18 5LX	SW18 5LX	SW18 5	23/01/2024	£580,000	£569,806	FALSE	Flat	72	£8,056	£7,914	Leasehold
85, Clonmore Street SW18 5HD	SW18 5HD	SW18 5	22/11/2023	£1,315,000	£1,235,563	FALSE	Terraced	156	£8,429	£7,920	Freehold
27, Girdwood Road SW18 5QR	SW18 5QR	SW18 5	30/03/2022	£1,425,000	£1,363,861	FALSE	Semi_Detached	172	£8,285	£7,929	Freehold
131, Brookwood Road SW18 5BD	SW18 5BD	SW18 5	24/05/2023	£805,131	£803,618	FALSE	Flat	101	£7,972	£7,957	Leasehold
60, Pirbright Road SW18 5NA	SW18 5NA	SW18 5	19/06/2023	£1,056,000	£1,043,310	FALSE	Terraced	131	£8,061	£7,964	Freehold
24a, Trentham Street SW18 5AT	SW18 5AT	SW18 5	23/09/2022	£855,000	£804,973	FALSE	Flat	101	£8,465	£7,970	Leasehold
10, Elsenham Street SW18 5NS	SW18 5NS	SW18 5	20/12/2022	£1,320,000	£1,257,715	FALSE	Terraced	157	£8,408	£8,011	Freehold
176, Engadine Street SW18 5DT	SW18 5DT	SW18 5	20/01/2022	£1,250,000	£1,234,979	FALSE	Terraced	154	£8,117	£8,019	Freehold
110, Brookwood Road SW18 5DB	SW18 5DB	SW18 5	16/03/2023	£1,101,990	£1,075,819	FALSE	Terraced	134	£8,224	£8,029	Freehold
49, Brookwood Road SW18 5BQ	SW18 5BQ	SW18 5	25/10/2022	£1,265,000	£1,172,315	FALSE	Terraced	146	£8,664	£8,030	Freehold
85, Elborough Street, Southfields SW18 5DS	SW18 5DS	SW18 5	29/11/2023	£1,540,000	£1,446,971	FALSE	Terraced	179	£8,603	£8,084	Freehold
23, Balvernie Grove SW18 5RR	SW18 5RR	SW18 5	17/03/2023	£1,041,668	£1,016,929	FALSE	Terraced	125	£8,333	£8,135	Freehold
26, Revelstoke Road SW18 5PD	SW18 5PD	SW18 5	26/05/2023	£530,000	£529,004	FALSE	Flat	65	£8,154	£8,139	Leasehold
First Floor Flat, 93, Standen Road SW18 5TR	SW18 5TR	SW18 5	28/06/2023	£492,500	£489,275	FALSE	Flat	60	£8,208	£8,155	Leasehold
107, Elborough Street, Southfields SW18 5DS	SW18 5DS	SW18 5	20/01/2023	£1,157,500	£1,110,235	FALSE	Terraced	136	£8,511	£8,163	Freehold
29, Pulborough Road SW18 5UN	SW18 5UN	SW18 5	22/09/2023	£1,220,000	£1,159,554	FALSE	Terraced	142	£8,592	£8,166	Freehold
81, Heythorp Street SW18 5BT	SW18 5BT	SW18 5	25/02/2022	£1,362,500	£1,341,521	FALSE	Terraced	164	£8,308	£8,180	Freehold
115, Lavenham Road SW18 5ER	SW18 5ER	SW18 5	11/12/2023	£1,375,000	£1,317,756	FALSE	Terraced	161	£8,540	£8,185	Freehold
127, Wimbledon Park Road SW18 5TU	SW18 5TU	SW18 5	16/10/2023	£1,235,000	£1,170,910	FALSE	Terraced	143	£8,636	£8,188	Freehold
80, Skeena Hill SW18 5PN	SW18 5PN	SW18 5	26/07/2023	£2,075,000	£1,912,356	FALSE	Detached	233	£8,906	£8,208	Freehold
190, Wimbledon Park Road SW18 5RL	SW18 5RL	SW18 5	19/08/2022	£1,325,000	£1,232,882	FALSE	Terraced	150	£8,833	£8,219	Freehold
88, Elsenham Street SW18 5NT	SW18 5NT	SW18 5	29/09/2023	£1,525,000	£1,449,443	FALSE	Terraced	176	£8,665	£8,235	Freehold
81, Trentham Street SW18 5DH	SW18 5DH	SW18 5	18/12/2023	£1,144,000	£1,096,373	FALSE	Terraced	133	£8,602	£8,243	Freehold
First Floor Flat, 151, Elsenham Street SW18 5NZ	SW18 5NZ	SW18 5	20/09/2022	£553,000	£520,644	FALSE	Flat	63	£8,778	£8,264	Leasehold
57, The Limes SW18 5HW	SW18 5HW	SW18 5	20/05/2022	£430,000	£414,016	FALSE	Flat	50	£8,600	£8,280	Leasehold
51, The Limes SW18 5HW	SW18 5HW	SW18 5	14/01/2022	£426,000	£415,820	FALSE	Flat	50	£8,520	£8,316	Leasehold
38, Heythorp Street SW18 5BN	SW18 5BN	SW18 5	24/05/2023	£800,000	£798,496	FALSE	Flat	96	£8,333	£8,318	Leasehold
152, Merton Road SW18 5SP	SW18 5SP	SW18 5	15/12/2023	£715,000	£685,233	FALSE	Terraced	82	£8,720	£8,357	Freehold
154, Engadine Street SW18 5DT	SW18 5DT	SW18 5	23/11/2022	£1,360,000	£1,279,935	FALSE	Terraced	153	£8,889	£8,366	Freehold
63, Combemartin Road SW18 5PP	SW18 5PP	SW18 5	23/02/2022	£1,625,000	£1,490,250	FALSE	Detached	177	£9,181	£8,419	Freehold
3, Camborne Mews SW18 5ED	SW18 5ED	SW18 5	23/06/2023	£340,000	£337,774	FALSE	Flat	40	£8,500	£8,444	Leasehold
Apartment 6, 227, Wimbledon Park Road SW18 5RJ	SW18 5RJ	SW18 5	17/01/2023	£600,000	£584,051	FALSE	Flat	69	£8,696	£8,465	Leasehold
20, Lavenham Road SW18 5HA	SW18 5HA	SW18 5	23/08/2022	£1,410,105	£1,312,070	FALSE	Terraced	155	£9,097	£8,465	Freehold
Ground Floor Flat, 396, Merton Road SW18 5AD	SW18 5AD	SW18 5	10/02/2023	£490,000	£476,102	FALSE	Flat	56	£8,750	£8,502	Leasehold
22, Lavenham Road SW18 5HA	SW18 5HA	SW18 5	28/04/2022	£1,275,000	£1,233,214	FALSE	Terraced	145	£8,793	£8,505	Freehold
67, Gressenhall Road SW18 5QH	SW18 5QH	SW18 5	21/07/2023	£1,125,000	£1,105,786	FALSE	Terraced	130	£8,654	£8,506	Freehold
Second Floor Flat, 122, Merton Road SW18 5SP	SW18 5SP	SW18 5	29/07/2022	£356,500	£341,084	FALSE	Flat	40	£8,913	£8,527	Leasehold
134, Lavenham Road SW18 5EP	SW18 5EP	SW18 5	20/04/2022	£1,350,000	£1,305,756	FALSE	Terraced	153	£8,824	£8,534	Freehold
204, Elsenham Street SW18 5NR	SW18 5NR	SW18 5	26/10/2022	£1,183,000	£1,096,323	FALSE	Terraced	128	£9,242	£8,565	Freehold
23, Arcadian Place SW18 5JF	SW18 5JF	SW18 5	30/03/2022	£1,200,000	£1,156,443	FALSE	Flat	135	£8,889	£8,566	Leasehold
156, Engadine Street SW18 5DT	SW18 5DT	SW18 5	02/02/2024	£1,050,000	£1,030,307	FALSE	Terraced	120	£8,750	£8,586	Freehold
28, Gatwick Road SW18 5UF	SW18 5UF	SW18 5	20/09/2022	£1,102,500	£1,018,441	FALSE	Terraced	118	£9,343	£8,631	Freehold
18, Astonville Street SW18 5AL	SW18 5AL	SW18 5	21/10/2022	£512,500	£484,230	FALSE	Flat	56	£9,152	£8,647	Leasehold
Flat 3, 54, Wimbledon Park Road SW18 5SH	SW18 5SH	SW18 5	25/08/2023	£625,000	£622,655	FALSE	Flat	72	£8,681	£8,648	Leasehold
Flat 3, Downe Lodge, 39, Merton Road SW18 5SU	SW18 5SU	SW18 5	28/10/2022	£550,000	£519,662	FALSE	Flat	60	£9,167	£8,661	Leasehold
456, Merton Road SW18 5AE	SW18 5AE	SW18 5	27/07/2022	£1,365,000	£1,302,749	FALSE	Terraced	150	£9,100	£8,685	Freehold
6, Skeena Hill SW18 5PL	SW18 5PL	SW18 5	17/11/2022	£1,375,000	£1,278,045	FALSE	Semi_Detached	147	£9,354	£8,694	Freehold
158, Astonville Street SW18 5AG	SW18 5AG	SW18 5	27/07/2022	£1,405,888	£1,341,772	FALSE	Terraced	154	£9,129	£8,713	Freehold
Flat 3, 81, Balvernie Grove SW18 5RR	SW18 5RR	SW18 5	05/01/2024	£355,000	£348,760	FALSE	Flat	40	£8,875	£8,719	Leasehold
35, Clonmore Street SW18 5EU	SW18 5EU	SW18 5	22/02/2022	£1,250,000	£1,230,753	FALSE	Terraced	141	£8,865	£8,729	Freehold
80, Merton Road SW18 5SR	SW18 5SR	SW18 5	28/10/2022	£1,281,080	£1,187,217	FALSE	Terraced	136	£9,420	£8,730	Freehold
175, Elborough Street, Southfields SW18 5DS	SW18 5DS	SW18 5	18/11/2022	£1,460,000	£1,374,047	FALSE	Terraced	157	£9,299	£8,752	Freehold
29, Longfield Street SW18 5RD	SW18 5RD	SW18 5	21/10/2022	£710,000	£657,979	FALSE	Terraced	75	£9,467	£8,773	Freehold
63, Brookwood Road SW18 5BG	SW18 5BG	SW18 5	10/04/2024	£1,325,000	£1,325,000	FALSE	Terraced	151	£8,775	£8,775	Freehold
83, Trentham Street SW18 5DH	SW18 5DH	SW18 5	13/11/2023	£1,000,000	£939,592	FALSE	Terraced	107	£9,346	£8,781	Freehold
32, Revelstoke Road SW18 5PD	SW18 5PD	SW18 5	25/08/2023	£521,000	£519,045	FALSE	Flat	59	£8,831	£8,797	Leasehold
182, Merton Road SW18 5SW	SW18 5SW	SW18 5	18/11/2022	£860,000	£809,370	FALSE	Terraced	92	£9,348	£8,798	Freehold
Flat 1, 198, Merton Road SW18 5SW	SW18 5SW	SW18 5	25/08/2023	£530,000	£528,011	FALSE	Flat	60	£8,833	£8,800	Leasehold
102, Brookwood Road SW18 5DB	SW18 5DB	SW18 5	27/10/2023	£984,200	£933,125	FALSE	Terraced	106	£9,285	£8,803	Freehold
68, Revelstoke Road SW18 5PB	SW18 5PB	SW18 5	25/05/2023	£530,000	£529,004	FALSE	Flat	60	£8,833	£8,817	Leasehold
20, Elborough Street, Southfields SW18 5DW	SW18 5DW	SW18 5	26/05/2023	£1,177,000	£1,173,940	FALSE	Terraced	133	£8,850	£8,827	Freehold
54, Standen Road SW18 5TQ	SW18 5TQ	SW18 5	15/02/2023	£810,000	£777,573	FALSE	Terraced	88	£9,205	£8,836	Freehold
159, Wimbledon Park Road SW18 5TU	SW18 5TU	SW18 5	21/07/2023	£990,000	£973,091	FALSE	Terraced	110	£9,000	£8,846	Freehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
21, Trentham Street SW18 5AS	SW18 5AS	SW18 5	29/11/2023	£623,250	£585,601	FALSE	Terraced	66	£9,443	£8,873	Leasehold
65a, Wimbledon Park Road SW18 5SJ	SW18 5SJ	SW18 5	27/10/2023	£612,500	£595,128	FALSE	Flat	67	£9,142	£8,883	Leasehold
71, Pulborough Road SW18 5UL	SW18 5UL	SW18 5	29/06/2023	£1,060,000	£1,047,262	FALSE	Terraced	117	£9,060	£8,951	Freehold
43, Granville Road SW18 5SE	SW18 5SE	SW18 5	19/05/2023	£1,155,000	£1,151,997	FALSE	Terraced	128	£9,023	£9,000	Freehold
63, Heythorp Street SW18 5BS	SW18 5BS	SW18 5	18/09/2023	£1,225,000	£1,164,306	FALSE	Terraced	129	£9,496	£9,026	Freehold
1a, Sutherland Grove SW18 5PS	SW18 5PS	SW18 5	13/04/2023	£1,040,000	£1,003,661	FALSE	Semi_Detached	111	£9,369	£9,042	Freehold
132, Astonville Street SW18 5AG	SW18 5AG	SW18 5	28/07/2023	£1,457,209	£1,432,321	FALSE	Terraced	158	£9,223	£9,065	Freehold
505, Merton Road SW18 5LE	SW18 5LE	SW18 5	16/11/2023	£530,000	£507,996	FALSE	Flat	56	£9,464	£9,071	Leasehold
87, Granville Road SW18 5SF	SW18 5SF	SW18 5	25/03/2022	£835,000	£816,555	FALSE	Terraced	90	£9,278	£9,073	Freehold
103, Balvernie Grove SW18 5RQ	SW18 5RQ	SW18 5	23/05/2022	£540,995	£520,885	FALSE	Flat	57	£9,491	£9,138	Leasehold
109, Clonmore Street SW18 5HD	SW18 5HD	SW18 5	29/04/2022	£936,051	£905,374	FALSE	Terraced	99	£9,455	£9,145	Freehold
84, Sutherland Grove SW18 5QW	SW18 5QW	SW18 5	21/11/2022	£1,280,000	£1,189,744	FALSE	Semi_Detached	130	£9,846	£9,152	Freehold
118, Lavenham Road SW18 5HF	SW18 5HF	SW18 5	24/05/2023	£1,360,118	£1,356,582	FALSE	Terraced	148	£9,190	£9,166	Freehold
45, Bowman Mews SW18 5TN	SW18 5TN	SW18 5	25/02/2022	£255,000	£247,768	FALSE	Flat	27	£9,444	£9,177	Leasehold
78, Pirbright Road SW18 5NA	SW18 5NA	SW18 5	30/08/2022	£1,175,515	£1,093,790	FALSE	Terraced	119	£9,878	£9,192	Freehold
96, Standen Road SW18 5TG	SW18 5TG	SW18 5	28/04/2023	£1,004,000	£992,787	FALSE	Terraced	108	£9,296	£9,192	Freehold
30, Longfield Street SW18 5RE	SW18 5RE	SW18 5	28/07/2022	£1,225,050	£1,169,181	FALSE	Terraced	127	£9,646	£9,206	Freehold
101, Pulborough Road SW18 5UL	SW18 5UL	SW18 5	29/08/2023	£1,710,000	£1,662,340	FALSE	Terraced	180	£9,500	£9,235	Freehold
156, Replingham Road SW18 5LJ	SW18 5LJ	SW18 5	18/08/2023	£543,000	£540,962	FALSE	Flat	58.41	£9,296	£9,261	Leasehold
41, Trentham Street SW18 5AS	SW18 5AS	SW18 5	22/06/2023	£625,000	£620,907	FALSE	Flat	67	£9,328	£9,267	Leasehold
129, Astonville Street SW18 5AQ	SW18 5AQ	SW18 5	28/04/2023	£910,000	£899,837	FALSE	Terraced	97	£9,381	£9,277	Freehold
51, Girdwood Road SW18 5QR	SW18 5QR	SW18 5	23/03/2023	£1,210,000	£1,152,381	FALSE	Semi_Detached	124	£9,758	£9,293	Freehold
125, Lavenham Road SW18 5ER	SW18 5ER	SW18 5	29/03/2023	£1,310,000	£1,278,889	FALSE	Terraced	137	£9,562	£9,335	Freehold
82, Balvernie Grove SW18 5RP	SW18 5RP	SW18 5	28/03/2023	£485,000	£476,475	FALSE	Flat	51	£9,510	£9,343	Leasehold
13a, Astonville Street SW18 5AN	SW18 5AN	SW18 5	28/09/2023	£575,000	£562,293	FALSE	Flat	60	£9,583	£9,372	Leasehold
186, Wimbledon Park Road SW18 5RL	SW18 5RL	SW18 5	23/01/2024	£1,000,000	£968,040	FALSE	Terraced	103	£9,709	£9,398	Freehold
155, Trentham Street SW18 5DH	SW18 5DH	SW18 5	22/03/2024	£1,250,000	£1,250,000	FALSE	Terraced	133	£9,399	£9,399	Freehold
11, Hambledon Road SW18 5UD	SW18 5UD	SW18 5	18/08/2023	£1,225,000	£1,190,857	FALSE	Terraced	126	£9,722	£9,451	Freehold
116, Balvernie Grove SW18 5RP	SW18 5RP	SW18 5	16/02/2022	£560,000	£544,117	FALSE	Flat	57.5	£9,739	£9,463	Leasehold
60, Clonmore Street SW18 5EY	SW18 5EY	SW18 5	11/12/2023	£1,160,000	£1,111,707	FALSE	Terraced	117	£9,915	£9,502	Freehold
23, Merton Road SW18 5ST	SW18 5ST	SW18 5	19/04/2023	£865,000	£855,339	FALSE	Terraced	90	£9,611	£9,504	Freehold
182, Engadine Street SW18 5DT	SW18 5DT	SW18 5	28/03/2024	£1,640,000	£1,640,000	FALSE	Terraced	172	£9,535	£9,535	Freehold
73, Lavenham Road SW18 5ES	SW18 5ES	SW18 5	16/09/2022	£1,394,900	£1,288,547	FALSE	Terraced	135	£10,333	£9,545	Freehold
81, Lavenham Road SW18 5ES	SW18 5ES	SW18 5	28/07/2023	£1,255,000	£1,233,565	FALSE	Terraced	129	£9,729	£9,563	Freehold
63, Trentham Street SW18 5AP	SW18 5AP	SW18 5	23/02/2022	£895,000	£881,219	FALSE	Terraced	92	£9,728	£9,578	Freehold
39, Brookwood Road SW18 5BQ	SW18 5BQ	SW18 5	21/04/2022	£1,291,265	£1,248,946	FALSE	Terraced	130	£9,933	£9,607	Freehold
172, Astonville Street SW18 5AG	SW18 5AG	SW18 5	12/05/2023	£1,330,000	£1,326,542	FALSE	Terraced	138	£9,638	£9,613	Freehold
84, Pirbright Road SW18 5NA	SW18 5NA	SW18 5	17/11/2023	£1,425,000	£1,338,918	FALSE	Terraced	139	£10,252	£9,633	Freehold
Flat 1, 54, Merton Road SW18 5SS	SW18 5SS	SW18 5	29/07/2022	£657,599	£629,162	FALSE	Flat	65	£10,117	£9,679	Leasehold
92b, Revelstoke Road SW18 5PB	SW18 5PB	SW18 5	28/03/2022	£472,500	£455,349	FALSE	Flat	47	£10,053	£9,688	Leasehold
37, Lavenham Road SW18 5EZ	SW18 5EZ	SW18 5	24/10/2022	£1,035,000	£959,167	FALSE	Terraced	99	£10,455	£9,689	Freehold
152, Elborough Street, Southfields SW18 5DL	SW18 5DL	SW18 5	22/08/2022	£1,125,000	£1,046,787	FALSE	Terraced	108	£10,417	£9,692	Freehold
151, Trentham Street SW18 5DH	SW18 5DH	SW18 5	29/09/2023	£1,095,000	£1,040,747	FALSE	Terraced	107	£10,234	£9,727	Freehold
103, Engadine Street SW18 5DU	SW18 5DU	SW18 5	21/07/2023	£1,440,000	£1,415,406	FALSE	Terraced	145	£9,931	£9,761	Freehold
21, Astonville Street SW18 5AN	SW18 5AN	SW18 5	15/03/2024	£567,000	£567,000	FALSE	Flat	58	£9,776	£9,776	Leasehold
124, Balvernie Grove SW18 5RP	SW18 5RP	SW18 5	09/02/2023	£500,000	£485,819	FALSE	Flat	49	£10,204	£9,915	Leasehold
1, Heythorp Street SW18 5BW	SW18 5BW	SW18 5	18/08/2023	£1,312,000	£1,275,432	FALSE	Terraced	128	£10,250	£9,964	Freehold
119, Elborough Street, Southfields SW18 5DS	SW18 5DS	SW18 5	20/04/2023	£1,131,237	£1,118,603	FALSE	Terraced	112	£10,100	£9,988	Freehold
147, Trentham Street SW18 5DH	SW18 5DH	SW18 5	13/03/2023	£915,000	£893,270	FALSE	Terraced	89	£10,281	£10,037	Freehold
8, Combemartin Road SW18 5PR	SW18 5PR	SW18 5	13/02/2023	£1,785,000	£1,584,932	FALSE	Detached	157	£11,369	£10,095	Freehold
54, Pirbright Road SW18 5NA	SW18 5NA	SW18 5	28/04/2023	£940,000	£929,502	FALSE	Terraced	92	£10,217	£10,103	Freehold
82, Pirbright Road SW18 5NA	SW18 5NA	SW18 5	17/08/2023	£1,452,000	£1,411,530	FALSE	Terraced	139	£10,446	£10,155	Freehold
13a, Trentham Street SW18 5AS	SW18 5AS	SW18 5	24/05/2023	£529,950	£528,954	FALSE	Flat	52	£10,191	£10,172	Leasehold
108, Standen Road SW18 5TS	SW18 5TS	SW18 5	30/10/2023	£515,000	£500,393	FALSE	Flat	49	£10,510	£10,212	Leasehold
62, Engadine Street SW18 5DA	SW18 5DA	SW18 5	24/05/2022	£925,000	£878,788	FALSE	Semi_Detached	86	£10,756	£10,218	Freehold
76, Trentham Street SW18 5AR	SW18 5AR	SW18 5	25/05/2023	£1,243,000	£1,239,769	FALSE	Terraced	121	£10,273	£10,246	Freehold
124, Astonville Street SW18 5AG	SW18 5AG	SW18 5	15/06/2023	£915,000	£904,004	FALSE	Terraced	88	£10,398	£10,273	Freehold
139, Clonmore Street SW18 5HD	SW18 5HD	SW18 5	30/05/2022	£1,100,000	£1,065,741	FALSE	Terraced	103	£10,680	£10,347	Freehold
194, Balvernie Grove SW18 5RW	SW18 5RW	SW18 5	24/06/2022	£1,110,000	£1,070,922	FALSE	Terraced	103	£10,777	£10,397	Freehold
28, Heythorp Street SW18 5BN	SW18 5BN	SW18 5	28/08/2023	£637,000	£634,610	FALSE	Flat	61	£10,443	£10,403	Leasehold
150, Revelstoke Road SW18 5PA	SW18 5PA	SW18 5	28/11/2022	£635,000	£609,187	FALSE	Flat	58	£10,948	£10,503	Leasehold
Ground Floor Flat, 86, Revelstoke Road SW18 5PB	SW18 5PB	SW18 5	22/07/2022	£730,000	£698,432	FALSE	Flat	66	£11,061	£10,582	Leasehold
First Floor Flat, 150, Elsenham Street SW18 5NP	SW18 5NP	SW18 5	30/05/2022	£618,000	£595,028	FALSE	Flat	56	£11,036	£10,626	Leasehold
427, Merton Road SW18 5LB	SW18 5LB	SW18 5	20/09/2022	£670,000	£630,798	FALSE	Flat	59	£11,356	£10,691	Leasehold
78, Standen Road SW18 5TG	SW18 5TG	SW18 5	02/02/2024	£470,000	£465,616	FALSE	Flat	43	£10,930	£10,828	Leasehold
110, Revelstoke Road SW18 5PB	SW18 5PB	SW18 5	28/07/2023	£890,000	£887,493	FALSE	Flat	76	£11,711	£11,678	Leasehold
89, Elsenham Street SW18 5NY	SW18 5NY	SW18 5	04/04/2024	£2,320,000	£2,320,000	FALSE	Terraced	195	£11,897	£11,897	Freehold
43, Pirbright Road SW18 5ND	SW18 5ND	SW18 5	24/11/2023	£1,255,000	£1,179,188	FALSE	Terraced	99	£12,677	£11,911	Freehold
110, Engadine Street SW18 5DT	SW18 5DT	SW18 5	21/07/2023	£1,083,464	£1,064,959	FALSE	Terraced	89	£12,174	£11,966	Freehold
20, Engadine Street SW18 5BH	SW18 5BH	SW18 5	12/01/2024	£1,550,000	£1,500,463	FALSE	Terraced	106	£14,623	£14,155	Freehold
16, Seymour Road SW18 5JA	SW18 5JA	SW18 5	21/12/2023	£1,355,000	£1,276,848	FALSE	Flat	70	£19,357	£18,241	Freehold
		SW18 5 Average							£8,666	£8,368	East of Southfield
26, Chapman Square SW19 5QS	SW19 5QS	SW19 5	25/05/2023	£405,000	£404,239	FALSE	Flat	54	£7,500	£7,486	Leasehold
70, Chapman Square SW19 5QU	SW19 5QU	SW19 5	22/03/2023	£740,000	£726,994	FALSE	Flat	96	£7,708	£7,573	Leasehold
Flat 7, Kingfisher Court, 15, Queensmere Road SW19 5PE	SW19 5PE	SW19 5	17/06/2022	£250,000	£240,054	FALSE	Flat	31	£8,065	£7,744	Leasehold
11, Chapman Square SW19 5QR	SW19 5QR	SW19 5	28/09/2023	£1,835,000	£1,744,083	FALSE	Terraced	224	£8,192	£7,786	Freehold
89, Chapman Square SW19 5QW	SW19 5QW	SW19 5	22/07/2022	£750,000	£717,568	FALSE	Flat	91	£8,242	£7,885	Leasehold
22, Albemarle, Wimbledon Park Side SW19 5NP	SW19 5NP	SW19 5	20/12/2022	£765,000	£741,945	FALSE	Flat	89	£8,596	£8,336	Leasehold
3, Boddicott Close SW19 5PT	SW19 5PT	SW19 5	26/08/2022	£790,000	£735,077	FALSE	Terraced	87	£9,080	£8,449	Freehold
36, Chapman Square SW19 5QT	SW19 5QT	SW19 5	25/02/2022	£875,000	£850,183	FALSE	Flat	97	£9,021	£8,765	Leasehold
		SW19 5 Average							£8,300	£8,003	South of Putney H
17, Claudia Place, Wimbledon SW19 6ES	SW19 6ES	SW19 6	19/12/2022	£465,000	£447,763	FALSE	Other	68	£6,838	£6,585	Leasehold
31, Thursley Gardens SW19 6JT	SW19 6JT	SW19 6	17/04/2023	£400,000	£397,753	FALSE	Flat	60	£6,667	£6,629	Leasehold
Flat 32, Wimbledon Park Court, Wimbledon Park Road SW19 6NN	SW19 6NN	SW19 6	29/03/2022	£332,500	£320,431	FALSE	Flat	48	£6,927	£6,676	Leasehold
44, Fulwood Walk SW19 6RB	SW19 6RB	SW19 6	23/06/2023	£360,000	£355,674	FALSE	Terraced	53	£6,792	£6,711	Freehold
Flat 14, Hansler Court, 59, Princes Way SW19 6HT	SW19 6HT	SW19 6	28/09/2022	£535,000	£503,697	FALSE	Flat	75	£7,133	£6,716	Leasehold
Flat 5, Clevedon Lodge, 87, Augustus Road SW19 6AS	SW19 6AS	SW19 6	18/08/2023	£414,750	£413,194	FALSE	Flat	60	£6,913	£6,887	Leasehold
321, Wimbledon Park Road SW19 6NP	SW19 6NP	SW19 6	18/05/2023	£1,125,000	£1,122,075	FALSE	Terraced	161	£6,988	£6,969	Freehold
6, George Wyver Close SW19 6RZ	SW19 6RZ	SW19 6	23/06/2023	£664,106	£656,125	FALSE	Terraced	94	£7,065	£6,980	Freehold
10, Windlesham Grove SW19 6AW	SW19 6AW	SW19 6	08/12/2023	£950,000	£910,450	FALSE	Terraced	130	£7,308	£7,003	Freehold
19, Gartmoor Gardens SW19 6NX	SW19 6NX	SW19 6	28/10/2022	£1,500,000	£1,390,097	FALSE	Terraced	198	£7,576	£7,021	Freehold
112, Augustus Road SW19 6ER	SW19 6ER	SW19 6	18/12/2023	£625,000	£598,980	FALSE	Terraced	85	£7,353	£7,047	Freehold
32, Murfett Close SW19 6QB	SW19 6QB	SW19 6	18/01/2023	£312,000	£303,707	FALSE	Flat	43	£7,256	£7,063	Leasehold
Flat 5, The Green House, Augustus Road SW19 6EN	SW19 6EN	SW19 6	25/05/2023	£475,000	£474,107	FALSE	Flat	67	£7,090	£7,076	Leasehold
8, Helena Close SW19 6BF	SW19 6BF	SW19 6	27/01/2023	£1,270,000	£1,218,142	TRUE	Terraced	172	£7,384	£7,082	Freehold
10, Helena Close SW19 6BF	SW19 6BF	SW19 6	27/01/2023	£1,270,000	£1,218,142	TRUE	Terraced	172	£7,384	£7,082	Freehold
22, Beatrice Place SW19 6BS	SW19 6BS	SW19 6	27/01/2023	£1,290,000	£1,237,325	TRUE	Terraced	173	£7,457	£7,152	Freehold
Flat 7, 261a, Wimbledon Park Road SW19 6NW	SW19 6NW	SW19 6	18/11/2022	£470,000	£450,894	FALSE	Flat	63	£7,460	£7,157	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
10, Fleur Gates, Princes Way SW19 6QQ	SW19 6QQ	SW19 6	27/09/2022	£1,000,000	£923,756	FALSE	Terraced	129	£7,752	£7,161	Freehold
73, Princes Way SW19 6HY	SW19 6HY	SW19 6	30/08/2022	£4,450,000	£3,901,609	FALSE	Detached	543	£8,195	£7,185	Freehold
135, Selhurst Close SW19 6AY	SW19 6AY	SW19 6	27/05/2022	£375,000	£361,061	FALSE	Flat	50	£7,500	£7,221	Leasehold
30, Cambium Apartments, 1, Beatrice Place SW19 6BU	SW19 6BU	SW19 6	28/07/2023	£567,500	£565,901	FALSE	Flat	78	£7,276	£7,255	Leasehold
9, Pilsdon Close SW19 6DR	SW19 6DR	SW19 6	13/01/2023	£926,000	£888,188	FALSE	Terraced	122	£7,590	£7,280	Freehold
Flat 7, Doradus Court, Augustus Road SW19 6EX	SW19 6EX	SW19 6	14/02/2023	£340,000	£330,357	FALSE	Flat	45	£7,556	£7,341	Leasehold
27, Selhurst Close SW19 6AY	SW19 6AY	SW19 6	16/12/2022	£455,000	£441,288	FALSE	Flat	60	£7,583	£7,355	Leasehold
61, Gartmoor Gardens SW19 6NX	SW19 6NX	SW19 6	24/05/2023	£1,200,000	£1,196,880	FALSE	Terraced	162	£7,407	£7,388	Freehold
Flat 11, Heritage House, 21, Inner Park Road SW19 6ED	SW19 6ED	SW19 6	25/02/2022	£550,000	£534,401	FALSE	Flat	72	£7,639	£7,422	Leasehold
Flat 7, Wingfield Court, 137, Beaumont Road SW19 6RY	SW19 6RY	SW19 6	20/11/2023	£605,000	£579,883	FALSE	Flat	77	£7,857	£7,531	Leasehold
41, Selhurst Close SW19 6AY	SW19 6AY	SW19 6	24/10/2022	£230,000	£217,313	FALSE	Flat	28	£8,214	£7,761	Leasehold
Flat 1, Roosevelt Court, 84a, Augustus Road SW19 6EL	SW19 6EL	SW19 6	15/12/2023	£499,000	£485,291	FALSE	Flat	62	£8,048	£7,827	Leasehold
17, Southmead Road SW19 6SS	SW19 6SS	SW19 6	14/02/2023	£600,000	£579,805	FALSE	Other	74	£8,108	£7,835	Freehold
Flat B, 69, Gartmoor Gardens SW19 6NX	SW19 6NX	SW19 6	23/06/2022	£580,000	£556,926	FALSE	Flat	71	£8,169	£7,844	Leasehold
1, Tibbets Close SW19 6EF	SW19 6EF	SW19 6	13/01/2023	£780,000	£748,150	FALSE	Terraced	94	£8,298	£7,959	Freehold
Flat 10, Rosewater Court, 129, Beaumont Road SW19 6RY	SW19 6RY	SW19 6	05/04/2024	£435,000	£435,000	FALSE	Flat	54	£8,056	£8,056	Leasehold
11, Fleur Gates, Princes Way SW19 6QQ	SW19 6QQ	SW19 6	26/04/2023	£865,000	£855,339	FALSE	Terraced	106	£8,160	£8,069	Freehold
Flat 9, Marlborough, Inner Park Road SW19 6DX	SW19 6DX	SW19 6	17/01/2023	£245,000	£238,488	FALSE	Flat	29	£8,448	£8,224	Leasehold
18, Oak Park Gardens SW19 6AR	SW19 6AR	SW19 6	20/12/2022	£875,000	£823,864	FALSE	Semi_Detached	100	£8,750	£8,239	Freehold
1, Lewesdon Close SW19 6DP	SW19 6DP	SW19 6	28/06/2023	£855,000	£844,725	FALSE	Terraced	99	£8,636	£8,533	Freehold
131, Selhurst Close SW19 6AY	SW19 6AY	SW19 6	21/07/2023	£429,950	£428,739	FALSE	Flat	50	£8,599	£8,575	Leasehold
28, Kingscliffe Gardens SW19 6NR	SW19 6NR	SW19 6	26/10/2022	£1,720,000	£1,593,977	FALSE	Terraced	183	£9,399	£8,710	Freehold
Flat 10, Oakman House, Tilford Gardens SW19 6EP	SW19 6EP	SW19 6	21/01/2022	£412,050	£402,203	FALSE	Flat	46	£8,958	£8,744	Leasehold
Flat 6, 43, Augustus Road SW19 6LW	SW19 6LW	SW19 6	15/05/2023	£600,000	£598,872	FALSE	Flat	67	£8,955	£8,938	Leasehold
62, Southdean Gardens SW19 6NU	SW19 6NU	SW19 6	28/03/2022	£1,300,000	£1,271,283	FALSE	Terraced	141	£9,220	£9,016	Freehold
7b, Gartmoor Gardens SW19 6NX	SW19 6NX	SW19 6	25/05/2023	£730,000	£728,628	FALSE	Flat	80	£9,125	£9,108	Leasehold
97a, Gartmoor Gardens SW19 6NX	SW19 6NX	SW19 6	21/08/2023	£656,000	£637,716	FALSE	Flat	69	£9,507	£9,242	Freehold
15, Kingsmere Road SW19 6PY	SW19 6PY	SW19 6	18/08/2023	£3,000,000	£2,719,968	FALSE	Detached	290	£10,345	£9,379	Freehold
101, Whitlock Drive SW19 6SH	SW19 6SH	SW19 6	20/09/2022	£437,000	£411,431	FALSE	Flat	42	£10,405	£9,796	Leasehold
Flat 1, 254a, Wimbledon Park Road SW19 6NL	SW19 6NL	SW19 6	29/04/2022	£575,000	£548,652	FALSE	Flat	56	£10,268	£9,797	Leasehold
Flat F, 89, Victoria Drive SW19 6PT	SW19 6PT	SW19 6	20/12/2022	£495,000	£480,082	FALSE	Flat	49	£10,102	£9,798	Leasehold
1, Withycombe Road SW19 6AN	SW19 6AN	SW19 6	27/05/2022	£759,914	£721,949	FALSE	Semi_Detached	73	£10,410	£9,890	Freehold
57, Albert Drive SW19 6LA	SW19 6LA	SW19 6	23/09/2022	£2,348,500	£2,035,124	FALSE	Detached	194	£12,106	£10,490	Freehold
254a, Wimbledon Park Road SW19 6NL	SW19 6NL	SW19 6	29/04/2022	£625,000	£596,361	FALSE	Flat	56	£11,161	£10,649	Leasehold
6, Parkland Gardens, Southfields SW19 6DT	SW19 6DT	SW19 6	30/05/2022	£560,000	£539,184	FALSE	Flat	37	£15,135	£14,573	Leasehold
		SW19 6 Average							£8,356	£8,039	North West of Wi
4, Manchuria Villas SW4 0AG	SW4 0AG	SW4 0	18/12/2023	£1,200,000	£1,115,361	FALSE	Terraced	147	£8,163	£7,587	Freehold
1, Manchuria Villas SW4 0AG	SW4 0AG	SW4 0	30/08/2023	£920,000	£827,233	FALSE	Terraced	100	£9,200	£8,272	Freehold
51a, Wix'S Lane SW4 0AH	SW4 0AH	SW4 0	21/01/2022	£717,014	£699,879	FALSE	Flat	84	£8,536	£8,332	Leasehold
43, Wix'S Lane SW4 0AH	SW4 0AH	SW4 0	19/05/2023	£1,040,000	£1,037,296	FALSE	Flat	122	£8,525	£8,502	Leasehold
67, Wix'S Lane SW4 0AH	SW4 0AH	SW4 0	25/07/2022	£1,160,000	£1,109,838	FALSE	Flat	113	£10,265	£9,822	Leasehold
67a, Wix'S Lane SW4 0AH	SW4 0AH	SW4 0	22/07/2022	£850,000	£813,243	FALSE	Flat	81	£10,494	£10,040	Leasehold
		SW4 0 Average							£9,197	£8,759	North of Clapham
44, Clapham Common West Side SW4 9AR	SW4 9AR	SW4 9	15/12/2023	£2,800,000	£2,683,430	FALSE	Terraced	258	£10,853	£10,401	Freehold
25, Clapham Common West Side SW4 9AN	SW4 9AN	SW4 9	22/02/2023	£3,750,000	£3,530,844	FALSE	Semi_Detached	325	£11,538	£10,864	Freehold
58, Clapham Common West Side SW4 9AT	SW4 9AT	SW4 9	28/04/2023	£2,700,000	£2,669,845	FALSE	Terraced	244	£11,066	£10,942	Freehold
29, Clapham Common West Side SW4 9AN	SW4 9AN	SW4 9	27/01/2022	£2,910,000	£2,820,050	FALSE	Semi_Detached	243.03	£11,974	£11,604	Freehold
21, Clapham Common West Side SW4 9AN	SW4 9AN	SW4 9	08/11/2023	£17,000,000	£15,118,631	FALSE	Detached	930	£18,280	£16,257	Freehold
10, Salcombe Gardens, 57, Clapham Common North Side SW4 9RY	SW4 9RY	SW4 9	14/04/2023	£590,000	£586,685	FALSE	Flat	47	£12,553	£12,483	Leasehold
Second And Third Floor Flat, 120, Clapham Common North Side, Clapham S	SW4 9SP	SW4 9	23/06/2022	£1,253,000	£1,203,152	FALSE	Flat	127	£9,866	£9,474	Leasehold
Flat A, 101, Clapham Common North Side, Clapham SW4 9SQ	SW4 9SQ	SW4 9	16/06/2023	£745,000	£740,122	FALSE	Flat	68	£10,956	£10,884	Leasehold
117, Clapham Common North Side, Clapham SW4 9SP	SW4 9SP	SW4 9	09/06/2023	£2,525,000	£2,502,066	FALSE	Flat	131	£19,275	£19,100	Freehold
		SW4 9 Average							£12,929	£12,445	South West of Cl
77, Silverthorne Road SW8 3HH	SW8 3HH	SW8 3	29/04/2022	£578,777	£552,256	FALSE	Flat	57	£10,154	£9,689	Leasehold
99, Ingelow Road SW8 3PE	SW8 3PE	SW8 3	19/12/2023	£395,000	£378,555	FALSE	Terraced	67	£5,896	£5,650	Leasehold
113, Ingelow Road SW8 3PE	SW8 3PE	SW8 3	23/11/2023	£765,000	£733,240	FALSE	Flat	89	£8,596	£8,239	Leasehold
88a, Ingelow Road SW8 3PF	SW8 3PF	SW8 3	24/11/2022	£716,500	£687,374	FALSE	Flat	83	£8,633	£8,282	Leasehold
10, Prairie Street SW8 3PU	SW8 3PU	SW8 3	20/01/2023	£1,287,500	£1,234,927	FALSE	Terraced	147	£8,759	£8,401	Freehold
60, Ingelow Road SW8 3PF	SW8 3PF	SW8 3	26/05/2022	£1,200,000	£1,162,626	FALSE	Terraced	137	£8,759	£8,486	Freehold
49a, Emu Road SW8 3PQ	SW8 3PQ	SW8 3	27/10/2023	£615,000	£597,557	FALSE	Flat	67	£9,179	£8,919	Leasehold
29a, Emu Road SW8 3PQ	SW8 3PQ	SW8 3	17/04/2023	£547,500	£544,424	FALSE	Flat	60	£9,125	£9,074	Leasehold
61, Ingelow Road SW8 3PE	SW8 3PE	SW8 3	24/10/2022	£795,000	£751,148	FALSE	Flat	81	£9,815	£9,273	Leasehold
101, Ingelow Road SW8 3PE	SW8 3PE	SW8 3	17/06/2022	£780,000	£748,969	FALSE	Flat	79	£9,873	£9,481	Leasehold
88, Ingelow Road SW8 3PF	SW8 3PF	SW8 3	23/03/2022	£625,000	£602,314	FALSE	Flat	63	£9,921	£9,561	Leasehold
117, Ingelow Road SW8 3PE	SW8 3PE	SW8 3	14/02/2024	£780,000	£765,371	FALSE	Flat	79	£9,873	£9,688	Leasehold
85, Ingelow Road SW8 3PE	SW8 3PE	SW8 3	18/01/2024	£595,000	£584,542	FALSE	Flat	60	£9,917	£9,742	Leasehold
35a, Prairie Street SW8 3PL	SW8 3PL	SW8 3	30/03/2023	£650,000	£638,575	FALSE	Flat	59	£11,017	£10,823	Leasehold
6, Ingelow Road SW8 3QA	SW8 3QA	SW8 3	23/02/2024	£415,000	£411,129	FALSE	Flat	50	£8,300	£8,223	Leasehold
Flat 28, 152, Queenstown Road SW8 3QE	SW8 3QE	SW8 3	24/06/2022	£580,000	£556,926	FALSE	Flat	64	£9,063	£8,702	Leasehold
223c, Queenstown Road SW8 3QD	SW8 3QD	SW8 3	24/06/2022	£595,000	£571,329	FALSE	Flat	49.71	£11,969	£11,493	Leasehold
Flat C, 32, Queenstown Road SW8 3RX	SW8 3RX	SW8 3	28/10/2022	£295,000	£261,144	FALSE	Flat	45	£6,556	£5,803	Leasehold
Flat 2, Sutherland House, 131, Queenstown Road SW8 3RJ	SW8 3RJ	SW8 3	23/08/2022	£512,500	£481,233	FALSE	Flat	72	£7,118	£6,684	Leasehold
95a, Queenstown Road SW8 3RQ	SW8 3RQ	SW8 3	17/11/2023	£565,000	£541,543	FALSE	Flat	72	£7,847	£7,521	Leasehold
Flat 49, Newlands Terrace, 157, Queenstown Road SW8 3RN	SW8 3RN	SW8 3	25/08/2022	£511,500	£480,294	FALSE	Flat	61	£8,385	£7,874	Leasehold
Flat 15, Newlands Terrace, 169, Queenstown Road SW8 3RL	SW8 3RL	SW8 3	17/02/2022	£535,000	£519,826	FALSE	Flat	64	£8,359	£8,122	Leasehold
Flat 17, Newlands Terrace, 169, Queenstown Road SW8 3RL	SW8 3RL	SW8 3	26/08/2022	£555,000	£521,141	FALSE	Flat	63	£8,810	£8,272	Leasehold
93a, Queenstown Road SW8 3RQ	SW8 3RQ	SW8 3	15/02/2023	£715,000	£694,721	FALSE	Flat	83	£8,614	£8,370	Leasehold
Flat 62, Newlands Terrace, 153, Queenstown Road SW8 3RN	SW8 3RN	SW8 3	27/06/2023	£550,000	£546,399	FALSE	Flat	65	£8,462	£8,406	Leasehold
Flat 45, Newlands Terrace, 159, Queenstown Road SW8 3RN	SW8 3RN	SW8 3	29/09/2023	£506,000	£494,818	FALSE	Flat	58	£8,724	£8,531	Leasehold
Flat 12, 140, Queenstown Road SW8 3RR	SW8 3RR	SW8 3	23/05/2022	£600,000	£577,697	FALSE	Flat	66	£9,091	£8,753	Leasehold
74a, Queenstown Road SW8 3RY	SW8 3RY	SW8 3	21/04/2022	£540,000	£515,256	FALSE	Flat	56	£9,643	£9,201	Leasehold
Flat 10, Sutherland House, 133 - 135, Queenstown Road SW8 3RJ	SW8 3RJ	SW8 3	29/03/2022	£555,000	£534,855	FALSE	Flat	57	£9,737	£9,383	Leasehold
39, Tennyson Street SW8 3SU	SW8 3SU	SW8 3	30/10/2023	£612,000	£580,241	FALSE	Flat	71	£8,620	£8,172	Leasehold
13a, Tennyson Street SW8 3ST	SW8 3ST	SW8 3	19/05/2023	£582,000	£580,906	FALSE	Flat	62	£9,387	£9,369	Leasehold
44, Tennyson Street SW8 3SU	SW8 3SU	SW8 3	15/03/2023	£650,000	£638,575	FALSE	Flat	66	£9,848	£9,675	Leasehold
40, Tennyson Street SW8 3SU	SW8 3SU	SW8 3	24/11/2022	£630,000	£599,764	FALSE	Other	59	£10,678	£10,165	Leasehold
32, Tennyson Street SW8 3ST	SW8 3ST	SW8 3	27/05/2022	£555,000	£534,370	FALSE	Flat	51	£10,882	£10,478	Leasehold
33, Montefiore Street SW8 3TP	SW8 3TP	SW8 3	10/11/2023	£580,000	£544,963	FALSE	Terraced	94	£6,170	£5,797	Freehold
107, Tennyson Street SW8 3TH	SW8 3TH	SW8 3	22/02/2023	£445,000	£427,185	FALSE	Flat	61	£7,295	£7,003	Leasehold
9, Robertson Street SW8 3TJ	SW8 3TJ	SW8 3	15/06/2023	£1,012,000	£999,839	FALSE	Terraced	137	£7,387	£7,298	Freehold
1a, Montefiore Street SW8 3TL	SW8 3TL	SW8 3	29/07/2022	£450,000	£430,541	FALSE	Flat	52	£8,654	£8,280	Leasehold
42, Montefiore Street SW8 3TP	SW8 3TP	SW8 3	30/10/2023	£979,625	£928,788	FALSE	Terraced	102	£9,604	£9,106	Freehold
11a, Gambetta Street SW8 3TS	SW8 3TS	SW8 3	22/04/2022	£550,000	£524,798	FALSE	Flat	57	£9,649	£9,207	Leasehold
15, Victorian Heights, Thackeray Road SW8 3TD	SW8 3TD	SW8 3	18/02/2022	£885,000	£859,899	FALSE	Flat	93	£9,516	£9,246	Leasehold
17, Robertson Street SW8 3TX	SW8 3TX	SW8 3	08/12/2023	£622,500	£605,398	FALSE	Flat	65	£9,577	£9,314	Leasehold
19, Gambetta Street SW8 3TS	SW8 3TS	SW8 3	15/12/2023	£650,000	£632,143	FALSE	Flat	61	£10,656	£10,363	Freehold
37, Thackeray Road SW8 3TT	SW8 3TT	SW8 3	27/07/2022	£750,000	£717,568	FALSE	Flat	54	£13,889	£13,288	Leasehold
		SW8 3 Average							£9,136	£8,805	North of Wandsw

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
17, Aragon Court, 24, Ascalon Street SW8 4AN	SW8 4AN	SW8 4	28/04/2023	£620,000	£616,517	FALSE	Flat	69	£8,986	£8,935	Leasehold
Apartment 54, Foundry House, 5, Lockington Road SW8 4BE	SW8 4BE	SW8 4	17/04/2023	£860,000	£855,169	FALSE	Flat	87	£9,885	£9,830	Leasehold
Apartment 17, Foundry House, 5, Lockington Road SW8 4BE	SW8 4BE	SW8 4	27/01/2023	£838,000	£815,725	FALSE	Flat	81	£10,346	£10,071	Leasehold
Flat 66, Seldon House, Stewarts Road SW8 4DP	SW8 4DP	SW8 4	24/03/2022	£386,000	£371,989	FALSE	Flat	58	£6,655	£6,414	Leasehold
Flat 33, Viridian Apartments, 75, Battersea Park Road SW8 4DA	SW8 4DA	SW8 4	18/01/2024	£485,000	£476,475	FALSE	Flat	69	£7,029	£6,905	Leasehold
Flat 215, Viridian Apartments, 75, Battersea Park Road SW8 4DG	SW8 4DG	SW8 4	28/07/2023	£550,000	£548,451	FALSE	Flat	69	£7,971	£7,949	Leasehold
Flat 90, Viridian Apartments, 75, Battersea Park Road SW8 4DA	SW8 4DA	SW8 4	23/02/2024	£710,000	£703,377	FALSE	Flat	81	£8,765	£8,684	Leasehold
Flat 27, Viridian Apartments, 75, Battersea Park Road SW8 4DA	SW8 4DA	SW8 4	24/05/2022	£395,000	£380,317	FALSE	Flat	42	£9,405	£9,055	Leasehold
Flat 203, Viridian Apartments, 75, Battersea Park Road SW8 4DG	SW8 4DG	SW8 4	25/03/2022	£430,000	£414,392	FALSE	Flat	45	£9,556	£9,209	Leasehold
Flat 198, Viridian Apartments, 75, Battersea Park Road SW8 4DG	SW8 4DG	SW8 4	15/03/2023	£480,000	£471,563	FALSE	Flat	43	£11,163	£10,967	Leasehold
Apartment 49, Brogan House, 9, St Josephs Street SW8 4EU	SW8 4EU	SW8 4	09/06/2023	£840,000	£834,500	FALSE	Flat	79	£10,633	£10,563	Leasehold
Apartment 33, Brogan House, 9, St Josephs Street SW8 4EU	SW8 4EU	SW8 4	11/12/2023	£590,000	£573,791	FALSE	Flat	50	£11,800	£11,476	Leasehold
Flat 7, West Elms Studios, 104a, Stewarts Road SW8 4UG	SW8 4UG	SW8 4	25/11/2022	£504,000	£483,512	FALSE	Flat	75	£6,720	£6,447	Leasehold
Flat 15, West Elms Studios, 104a, Stewarts Road SW8 4UG	SW8 4UG	SW8 4	16/02/2023	£360,000	£349,790	FALSE	Flat	51	£7,059	£6,859	Leasehold
		SW8 4 Average							£8,998	£8,812	East of Battersea
Flat 77, Riverside Court, 20, Nine Elms Lane SW8 5BZ	SW8 5BZ	SW8 5	16/06/2023	£880,000	£874,238	FALSE	Flat	108	£8,148	£8,095	Leasehold
Flat 83, Riverside Court, 20, Nine Elms Lane SW8 5BZ	SW8 5BZ	SW8 5	28/10/2022	£885,000	£836,183	FALSE	Flat	100	£8,850	£8,362	Leasehold
Flat 91, Riverside Court, 20, Nine Elms Lane SW8 5BZ	SW8 5BZ	SW8 5	20/06/2023	£625,000	£620,907	FALSE	Flat	61	£10,246	£10,179	Leasehold
Flat 2, Riverside Court, 20, Nine Elms Lane SW8 5DB	SW8 5DB	SW8 5	27/01/2023	£700,000	£681,393	FALSE	Flat	74	£9,459	£9,208	Leasehold
Flat 23, Riverside Court, 20, Nine Elms Lane SW8 5DB	SW8 5DB	SW8 5	30/03/2023	£675,000	£663,136	FALSE	Flat	70	£9,643	£9,473	Leasehold
Flat 52, Elm Quay Court, 30, Nine Elms Lane SW8 5DF	SW8 5DF	SW8 5	16/12/2022	£617,000	£598,405	FALSE	Flat	63	£9,794	£9,498	Leasehold
Flat 57, Elm Quay Court, 30, Nine Elms Lane SW8 5DF	SW8 5DF	SW8 5	27/05/2022	£880,000	£847,289	FALSE	Flat	76	£11,579	£11,149	Leasehold
		SW8 5 Average							£9,674	£9,423	Nine Elms

Appendix 3 - Commercial lettings data

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
01/04/2023	01/05/2023	71A Tennyson St	London	GRND	250	72.00	Asking		18,000.00	Industrial					Direct	
22/03/2024	21/04/2024	9 Ferrier St	London	GRND	2,185	38.90	Achieved	FRI	84,996.50	Industrial					Direct	1 yr 10 mos
10/11/2022	18/11/2022	Jaggard Way	London	GRND	1,500	34.00	Achieved	FRI	51,000.00	Industrial					Direct	
30/11/2022	01/12/2022	Rosemary Rd	London	GRND	1,100	33.50	Achieved	FRI	36,850.00	Industrial					Direct	
23/06/2023	23/06/2023	271 Merton Rd	London	GRND	2,481	33.17	Achieved	IRI	82,294.77	Industrial	12.79	31,744.00			Direct	7 yrs 8 mos
25/09/2023	25/09/2023	Culvert Pl	London	GRND	2,694	33.00	Achieved		88,902.00	Industrial					Direct	5 yrs
10/08/2022	11/08/2022	Rosemary Rd	London	GRND	1,100	33.00	Achieved	FRI	36,300.00	Industrial					Direct	
21/12/2023	21/12/2023	Glenville Mews	London	GRND	2,675	31.40	Achieved	FRI	83,995.00	Industrial					Direct	5 yrs
08/07/2024	07/08/2024	Culvert Pl	London	GRND	4,064	31.00	Asking	FRI	125,984.00	Industrial					Direct	
02/10/2023	02/10/2023	2-8 Leverson Rd	London	GRND	807	30.98	Asking	FRI	25,000.86	Industrial					Direct	
12/04/2024	12/05/2024	Linford St	London	GRND	1,820	30.00	Achieved		54,600.00	Industrial					Direct	6 yrs
27/07/2022	26/08/2022	Glenville Mews	London	GRND	1,073	30.00	Asking		32,190.00	Industrial					Direct	
02/08/2023	01/09/2023	5 St. Martin's Way	London	GRND	2,375	28.50	Asking		67,687.50	Industrial	11.75	27,904.00			Direct	
28/02/2024	28/02/2024	St Martins Way	London	GRND,1	2,375	28.00	Achieved		66,500.00	Industrial					Direct	5 yrs
25/08/2022	25/08/2022	St. Martin's	London	GRND	3,302	27.43	Asking		90,573.86	Industrial	4.80	15,843.00	0.65	2,146.30	Direct	
04/08/2022	08/08/2022	Ferrier St	London	GRND	2,770	27.00	Achieved		74,790.00	Industrial					Direct	3 yrs
31/12/2023	03/01/2024	9 Ferrier St	London	GRND	2,035	26.57	Asking	FRI	54,069.95	Industrial					Direct	
31/03/2023	31/03/2023	St. Martin's	London	GRND	1,934	25.66	Asking	FRI	49,626.44	Industrial	8.58	16,592.00	0.59	1,141.06	Direct	
31/03/2023	31/03/2023	St. Martin's	London	1st	1,005	25.66	Asking	FRI	25,788.30	Industrial	16.51	16,592.00	0.59	592.95	Direct	
31/03/2023	31/03/2023	St. Martin's	London	2nd	549	25.66	Asking	FRI	14,087.34	Industrial	30.22	16,592.00	0.59	323.91	Direct	
02/01/2024	02/01/2024	56-58 Ingate Pl	London	GRND	1,366	25.62	Achieved		34,996.92	Industrial					Direct	6 yrs
18/03/2024	18/03/2024	St Martins Way	London	GRND,1	2,292	25.00	Achieved		57,300.00	Industrial					Direct	5 yrs
07/09/2022	09/09/2022	Nine Elms Ln	London	GRND	477	25.00	Asking		11,925.00	Industrial					Direct	
01/05/2023	01/05/2023	27 Lydden Rd	London	GRND	4,821	22.50	Asking		108,472.50	Industrial	6.80	32,768.00			Direct	
25/11/2022	27/11/2022	Ferrier St	London	GRND	4,407	20.42	Achieved	FRI	89,990.94	Industrial					Direct	3 yrs
01/03/2023	01/03/2023	Riverside Rd	London	GRND	2,000	20.00	Asking		40,000.00	Industrial	1.32	2,644.70			Assignment	
03/07/2023	05/07/2023	80-100 Gwynne Rd	London	GRND	12,639	13.16	Achieved	FRI	166,329.24	Industrial	5.27	66,560.00			Direct	2 yrs
01/08/2022	05/08/2022	24-36 Ingate Pl	London	GRND,1-2	19,337	33.00	Achieved		638,121.00	Light industrial					Direct	15 yrs
27/09/2023	27/10/2023	Glenville Mews	London	GRND	1,531	32.95	Achieved	FRI	50,446.45	Light industrial	18.40	28,166.00			Direct	5 yrs
01/11/2022	01/11/2022	Stewarts Ln	London	GRND	769	31.85	Achieved	FRI	24,492.65	Light industrial					Direct	6 yrs
29/01/2024	28/02/2024	Glenville Mews	London	GRND	1,531	31.50	Achieved	FRI	48,226.50	Light industrial					Direct	3 yrs
14/02/2024	15/03/2024	Glenville Mews	London	GRND	2,059	30.00	Achieved		61,770.00	Light industrial					Direct	3 yrs
09/10/2023	12/10/2023	3-4 Podmore Rd	London	GRND,1	970	30.00	Achieved	FRI	29,100.00	Light industrial	32.12	31,154.00			Direct	2 yrs
27/07/2022	26/08/2022	Glenville Mews	London	GRND	1,514	30.00	Asking	FRI	45,420.00	Light industrial					Sublease	
14/07/2022	14/07/2022	Glenville Mews @ Kimber Road	London	GRND	1,514	30.00	Achieved	FRI	45,420.00	Light industrial					Direct	5 yrs
04/07/2022	08/07/2022	Ferrier St	London	GRND	2,770	27.50	Achieved		76,175.00	Light industrial					Direct	3 yrs
01/10/2022	01/11/2022	Queens Circus	London	GRND	3,272	25.97	Achieved	FRI	84,973.84	Light industrial					Direct	10 yrs
12/01/2024	14/01/2024	56-58 Ingate Pl	London	GRND	1,352	25.89	Achieved	FRI	35,003.28	Light industrial					Direct	6 yrs
18/07/2023	19/07/2023	Cranleigh Mews	London	GRND	1,050	25.00	Achieved	FRI	26,250.00	Light industrial	6.67	7,000.00			Direct	2 yrs
30/08/2023	29/09/2023	Queens Circus Circus	London	GRND	2,448	22.58	Asking		55,275.84	Light industrial					Direct	
01/01/2023	01/01/2023	Pagden St	London	GRND	1,240	22.58	Achieved		27,999.20	Light industrial					Direct	6 yrs
15/09/2023	15/09/2023	73 Lydden Grv	London	GRND,1	2,322	21.53	Achieved	FRI	49,992.66	Light industrial	4.35	10,105.00			Direct	5 yrs
18/12/2023	20/12/2023	Lombard Rd	London	GRND,MEZZ	1,639	20.13	Achieved	FRI	32,993.07	Light industrial	14.03	23,000.00			Direct	5 yrs
08/02/2024	12/02/2024	48 Havelock Ter	London	GRND	3,600	19.44	Achieved	FRI	69,984.00	Light industrial					Direct	2 yrs
01/08/2022	01/08/2022	Poyntz Rd	London	GRND	777	19.30	Achieved	FRI	14,996.10	Light industrial					Direct	6 yrs
01/02/2024	01/02/2024	9-19 Summerstown	London	GRND,MEZZ	1,731	19.06	Achieved		32,992.86	Light industrial	6.44	11,146.00			Direct	
02/01/2023	02/01/2023	Pagden St	London	GRND	1,128	16.84	Achieved		18,995.52	Light industrial					Direct	6 yrs
28/03/2024	02/04/2024	3 Kimber Rd	London	GRND,MEZZ	3,035	8.23	Achieved	FRI	24,978.05	Light industrial					Direct	20 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
04/07/2022	02/08/2022	Embassy Gardens	London	9-10	21,281	65.00	Achieved		1,383,265.00	Office					Direct	5 yrs
16/09/2022	16/10/2022	Circus Rd	London	1st	25,675	56.50	Asking		1,450,637.50	Office					Direct	
19/12/2023	21/12/2023	7 Eastfield	London	GRND	194	51.55	Achieved	FRI	10,000.70	Office					Direct	
29/07/2022	29/07/2022	160 Falcon Rd	London	2nd	1,670	48.50	Achieved		80,995.00	Office					Direct	5 yrs
26/01/2024	26/01/2024	230-236 Lavender Hl	London	2nd	1,091	47.49	Achieved	FRI	51,811.59	Office					Direct	2 yrs
25/07/2023	27/07/2023	188 Kirtling St	London	GRND	2,082	45.63	Achieved	FRI	95,001.66	Office					Direct	5 yrs
01/03/2023	01/03/2023	25 Northcote Rd	London	1st	660	45.00	Asking		29,700.00	Office					Direct	
01/08/2022	23/08/2022	230-236 Lavender Hl	London	2nd	635	45.00	Achieved		28,575.00	Office					Direct	3 yrs
01/12/2022	01/12/2022	80-82 Silverthorne Rd	London	GRND	2,795	42.50	Achieved		118,787.50	Office					Direct	5 yrs
09/11/2022	10/11/2022	80 Silverthorne Rd	London	1st	2,795	42.50	Achieved		118,787.50	Office					Direct	5 yrs
23/08/2023	22/09/2023	1A Embankment	London	GRND,1	2,560	40.00	Asking	FRI	102,400.00	Office					Direct	
14/11/2022	12/05/2023	230-236 Lavender Hl	London	1st	2,016	40.00	Achieved		80,640.00	Office					Direct	3 yrs
13/10/2022	12/11/2022	80-82 Silverthorne Rd	London	1st	344	40.00	Achieved	FRI	13,760.00	Office					Direct	1 yr
04/01/2023	05/01/2023	80 Silverthorne Rd	London	1st	350	39.50	Achieved		13,825.00	Office					Direct	2 yrs
21/03/2024	27/03/2024	5 Eastfields Ave	London	GRND	372	38.98	Achieved	FRI	14,500.56	Office					Direct	1 yr
18/09/2023	20/09/2023	1 Battersea Bridge Rd	London	2nd	738	38.21	Achieved	FRI	28,198.98	Office	23.67	17,465.00			Direct	9 mos
04/07/2023	03/08/2023	1 Bellevue Rd	London	1st	830	37.50	Asking		31,125.00	Office	10.33	8,575.00			Direct	
12/09/2022	12/09/2022	1 Port House	London	GRND	481	37.50	Achieved		18,037.50	Office					Direct	3 yrs
11/09/2022	12/09/2022	1 Port House	London	GRND	377	37.50	Achieved		14,137.50	Office	13.57	5,114.75			Direct	3 yrs
11/09/2022	12/09/2022	1 Port House	London	GRND	490	37.50	Achieved		18,375.00	Office	12.73	6,237.50			Direct	3 yrs
11/09/2022	12/09/2022	1 Port House	London	GRND	1,500	37.50	Achieved		56,250.00	Office	11.89	17,839.25			Direct	3 yrs
03/10/2022	03/10/2022	178 Garratt Ln	London	GRND	495	37.37	Asking	FRI	18,498.15	Office					Direct	15 yrs
01/12/2022	06/12/2022	80 Silverthorne Rd	London	GRND	745	37.00	Achieved	FRI	27,565.00	Office					Direct	3 yrs
11/11/2022	14/11/2022	6 Buckhold Rd	London	GRND	1,526	36.70	Achieved		56,004.20	Office					Direct	9 mos
24/04/2023	24/04/2023	55 Felsham Rd	London	GRND	1,960	35.70	Asking		69,972.00	Office					Direct	
12/07/2022	13/07/2022	53-55 Felsham Rd	London	GRND	354	35.31	Asking		12,499.74	Office					Direct	
11/03/2024	11/03/2024	1 Bellevue Rd	London	1st	780	35.00	Achieved		27,300.00	Office					Direct	
03/01/2024	05/01/2024	18-20 Hillgate Pl	London	2nd	361	35.00	Achieved		12,635.00	Office	13.76	4,968.00			Direct	3 yrs
08/09/2023	18/09/2023	88 Upper Richmond Rd	London	GRND	765	35.00	Achieved	FRI	26,775.00	Office	58.56	44,800.00			Direct	3 yrs
06/07/2023	06/07/2023	1 Bellevue Rd	London	2nd	716	35.00	Asking		25,060.00	Office					Direct	
06/07/2023	06/07/2023	1 Bellevue Rd	London	2nd	680	35.00	Asking		23,800.00	Office					Direct	
04/07/2023	03/08/2023	1 Bellevue Rd	London	1st	680	35.00	Asking		23,800.00	Office	9.91	6,737.50			Direct	
05/01/2023	05/01/2023	Smugglers Way	London	GRND,1	10,368	35.00	Asking		362,880.00	Office					Direct	

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01/09/2022	05/09/2022	7 Eastfield	London	GRND	607	35.00	Achieved	FRI	21,245.00	Office					Direct	3 yrs
01/07/2022	04/07/2022	53-55 Felsham Rd	London	1,MEZZ	533	35.00	Asking		18,655.00	Office					Direct	
04/01/2023	06/04/2023	1 Brewhouse	London	GRND,1	2,465	34.50	Asking	FRI	85,042.50	Office			3.57	8,800.05	Direct	
05/10/2022	07/10/2022	7 Eastfield	London	GRND	2,135	34.50	Achieved	FRI	73,657.50	Office					Direct	3 yrs
19/10/2023	25/10/2023	Osiers Rd	London	1st	791	34.13	Achieved	FRI	26,996.83	Office	10.56	8,356.00			Direct	5 yrs
01/08/2022	01/08/2022	8 Hester Rd	London	GRND,MEZZ	10,329	33.60	Effective	FRI	347,040.24	Office	12.64	130,560.00	1.18	12,188.22	Direct	15 yrs
01/06/2023	05/07/2023	Juniper Dr	London	GRND	1,609	32.69	Achieved	FRI	52,598.21	Office					Direct	15 yrs
13/09/2023	13/10/2023	18-20 Hillgate Pl	London	1st	1,087	32.50	Achieved		35,327.50	Office	4.57	4,968.00			Direct	3 yrs
12/01/2023	11/02/2023	18-20 Hillgate Pl	London	1st	400	32.50	Achieved		13,000.00	Office					Direct	3 yrs
01/01/2023	01/01/2023	18-20 Hillgate Pl	London	2nd	287	32.50	Asking		9,327.50	Office					Direct	3 yrs
01/11/2022	01/11/2022	18-20 Hillgate Pl	London	2nd	336	32.50	Asking		10,920.00	Office					Direct	3 yrs
11/10/2023	17/10/2023	8 Battersea Park Rd	London	GRND	1,230	30.00	Achieved	FRI	36,900.00	Office	13.01	16,000.00			Direct	10 yrs
08/11/2022	09/11/2022	18 Molasses Row	London	GRND	1,000	30.00	Achieved	FRI	30,000.00	Office					Direct	3 yrs
24/03/2023	27/03/2023	Smugglers Way	London	1st	1,365	29.30	Achieved	FRI	39,994.50	Office					Direct	10 yrs
30/03/2023	02/04/2023	106-108 Stewarts Rd	London	BSMT,GRND,1	6,247	29.00	Achieved	FRI	181,163.00	Office	2.40	14,970.00			Direct	5 yrs
01/07/2022	31/07/2022	4A Disraeli Rd	London	GRND,1	2,966	28.00	Achieved	FRI	83,048.00	Office					Direct	12 yrs
18/10/2023	25/10/2023	212 St Ann's Hl	London	GRND	592	27.87	Achieved	FRI	16,499.04	Office					Direct	5 yrs
01/04/2023	01/04/2023	62-64A Webb St	London	GRND	265	27.54	Achieved	FRI	7,298.10	Office					Direct	1 yr
13/03/2024	19/03/2024	Putney Bridge Rd	London	GRND	1,428	27.31	Achieved	FRI	38,998.68	Office					Direct	5 yrs
16/09/2022	19/09/2022	9-21 Osiers Rd	London	GRND	1,506	27.00	Achieved	FRI	40,662.00	Office					Direct	10 yrs
01/09/2022	01/09/2022	284B Battersea Park Rd	London	GRND,1	760	26.31	Asking		19,995.60	Office					Assignment	
12/05/2023	13/05/2023	15 Thrale Rd	London	BSMT,GRND	692	26.01	Achieved	FRI	17,998.92	Office	3.68	2,544.90			Direct	5 yrs
28/02/2024	29/02/2024	Eastfields Ave	London	GRND	1,047	25.79	Achieved	FRI	27,002.13	Office					Direct	3 yrs
01/09/2023	01/09/2023	Gartons Way	London	GRND	1,833	25.76	Asking		47,218.08	Office					Direct	
07/10/2022	07/10/2022	63-65 Garratt Ln	London	GRND	2,314	25.00	Asking	FRI	57,850.00	Office	9.01	20,849.14			Direct	
17/10/2023	23/10/2023	Clove Hitch	London	GRND	1,066	24.50	Achieved	FRI	26,117.00	Office	11.49	12,250.00			Direct	2 yrs
08/11/2022	08/12/2022	142 Battersea Park Rd	London	BSMT,GRND	1,491	24.14	Achieved	FRI	35,992.74	Office					Direct	10 yrs
03/07/2023	04/07/2023	John Archer Way	London	1st	525	23.62	Achieved	FRI	12,400.50	Office	9.00	4,725.00			Direct	5 yrs
15/11/2022	15/11/2022	142 Battersea Park Rd	London	GRND	2,090	23.61	Asking		49,344.90	Office					Direct	
11/12/2023	14/12/2023	1 Filament Walk	London	GRND	3,744	22.97	Achieved	FRI	85,999.68	Office					Direct	5 yrs
28/08/2023	28/08/2023	4 Crescent Stables	London	GRND,1-2	1,308	22.70	Effective	FRI	29,694.47	Office	7.37	9,637.00			Direct	5 yrs
29/09/2023	29/10/2023	14-16 Mitcham Rd	London	1st	1,700	22.35	Asking		37,995.00	Office					Direct	5 yrs
23/10/2023	31/10/2023	John Archer Way	London	GRND	560	22.00	Achieved	FRI	12,320.00	Office	5.35	2,994.00			Direct	1 yr
11/12/2023	11/12/2023	91 Bedford Hill Hl	London	GRND	3,800	21.32	Achieved	FRI	81,016.00	Office	2.84	10,800.00			Direct	10 yrs
09/10/2023	08/11/2023	Arch 701 Pagden St	London	GRND,MEZZ	1,996	20.19	Achieved	FRI	40,299.24	Office	4.04	8,064.00			Direct	3 yrs
18/04/2023	19/04/2023	22 Hardwicks Sq	London	BSMT,GRND	2,669	16.48	Achieved	FRI	43,985.12	Office					Direct	10 yrs
18/11/2022	19/11/2022	1 Battersea Bridge Rd	London	4th	4,554	15.37	Achieved		69,994.98	Office					Direct	9 mos
01/08/2023	03/08/2023	1 Battersea Bridge Rd	London	GRND	4,084	14.82	Achieved	FRI	60,524.88	Office					Direct	
01/04/2023	01/04/2023	62-64A Webb St	London	GRND	265	13.21	Achieved	FRI	3,500.65	Office					Direct	6 mos

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23/02/2024	25/02/2024	165-176 Putney High St	London	GRND	220	113.64	Achieved	FRI	25,000.00	Retail					Direct	6 yrs
05/07/2022	06/07/2022	165-176 Putney High St	London	GRND	270	111.11	Achieved	FRI	30,000.00	Retail					Direct	10 yrs
21/02/2024	22/03/2024	11 Mitcham	London	GRND	416	100.96	Achieved	FRI	42,000.00	Retail					Assignment	10 yrs
05/03/2024	05/03/2024	42 Tooting High St	London	GRND	560	100.00	Achieved	FRI	56,000.00	Retail					Direct	15 yrs
16/12/2022	18/12/2022	161-163 Putney High St	London	GRND	600	100.00	Achieved	FRI	60,000.00	Retail					Direct	12 yrs
03/11/2023	03/11/2023	100 Felsham Rd	London	GRND	160	97.50	Achieved	FRI	15,600.00	Retail					Direct	10 yrs
20/09/2023	20/10/2023	110 Northcote Rd	London	GRND	395	94.94	Asking		37,501.30	Retail					Direct	
12/06/2023	12/06/2023	178 Lavender	London	GRND	316	94.94	Asking		30,001.04	Retail	32.59	10,299.00			Direct	10 yrs
01/11/2022	16/02/2023	86-90 Putney High St	London	GRND	783	89.40	Achieved		70,000.00	Retail					Direct	10 yrs
30/09/2022	30/10/2022	92 Putney High St	London	GRND	744	87.37	Asking		65,000.00	Retail					Direct	
01/09/2022	01/09/2022	4 Balham Station Rd	London	GRND	383	86.51	Asking		33,133.33	Retail					Direct	
27/07/2023	26/08/2023	67 St Johns Rd	London	GRND	778	83.55	Asking		65,000.00	Retail	29.61	23,040.00			Direct	
27/03/2024	20/07/2024	167A Putney High St	London	GRND	300	83.33	Achieved	FRI	25,000.00	Retail					Direct	10 yrs
14/10/2022	29/12/2022	46 Mitcham Rd	London	GRND	700	82.86	Asking		58,000.00	Retail					Assignment	
10/01/2024	09/02/2024	71 St Johns Rd	London	GRND	795	81.76	Asking		64,999.20	Retail	26.21	20,833.25			Direct	
18/10/2022	18/10/2022	167-169 Balham High	London	GRND	1,400	80.14	Effective	FRI	112,197.67	Retail	43.89	61,440.00			Direct	10 yrs
08/03/2024	08/04/2024	30-38 Northcote Rd	London	GRND	4,432	78.97	Asking		349,995.04	Retail					Direct	
21/11/2023	22/11/2023	Jaggard Way	London	GRND	108	74.07	Achieved	FRI	8,000.00	Retail	24.95	2,695.00			Direct	5 yrs
31/01/2024	31/01/2024	162 Mitcham Rd	London	GRND	215	69.77	Achieved	FRI	15,000.00	Retail					Direct	10 yrs
14/10/2022	13/11/2022	15 Thrale Rd	London	GRND	258	69.77	Achieved	FRI	18,000.00	Retail					Direct	10 yrs
10/05/2024	11/07/2024	120 Northcote Rd	London	GRND	850	67.65	Achieved		57,500.00	Retail					Direct	10 yrs
25/04/2024	25/04/2024	127 St John's Hl	London	GRND	449	66.82	Achieved	FRI	30,000.00	Retail	32.85	14,750.00			Direct	5 yrs
18/05/2023	02/07/2023	235A Wimbledon Park Rd	London	GRND	243	65.84	Achieved	FRI	16,000.00	Retail	24.20	5,880.00			Direct	10 yrs
12/10/2023	12/10/2023	20 Northcote Rd	London	GRND	690	65.01	Effective	FRI	44,858.55	Retail	24.95	17,215.50			Direct	15 yrs
03/11/2023	03/11/2023	42 Northcote Rd	London	GRND	673	63.89	Achieved	FRI	43,000.00	Retail	34.62	23,296.00			Assignment	10 yrs
19/04/2023	20/04/2023	180 Balham High Rd	London	BSMT,GRND	877	62.71	Achieved	FRI	55,000.00	Retail					Direct	20 yrs
01/09/2022	01/09/2022	26-26B Lavender Hl	London	GRND	265	62.26	Asking		16,498.90	Retail					Direct	
21/02/2024	22/03/2024	8 Putney High St	London	GRND	491	62.12	Achieved	FRI	30,500.00	Retail					Direct	
21/02/2024	22/03/2024	76 Lower Richmond Rd	London	GRND	375	60.00	Achieved	FRI	22,500.00	Retail	19.33	7,250.00			Direct	
01/10/2023	01/10/2023	163A St. John's Hl	London	GRND	500	59.00	Asking		29,500.00	Retail	39.00	19,500.00			Direct	5 yrs
20/02/2024	20/02/2024	26 Trinity Rd	London	GRND	285	57.89	Achieved	FRI	16,500.00	Retail					Direct	10 yrs
04/07/2022	04/07/2022	111 Balham High Rd	London	GRND	650	57.69	Asking		37,500.00	Retail					Direct	
22/04/2024	22/05/2024	157 Putney High St	London	GRND	1,500	56.67	Asking		85,000.00	Retail					Direct	
24/08/2022	23/09/2022	68 Lower Richmond Rd	London	GRND	393	55.98	Achieved		22,000.00	Retail					Direct	10 yrs
23/03/2023	23/03/2023	129 Balham High Rd	London	BSMT,GRND	1,977	55.30	Effective		109,335.39	Retail	12.05	23,827.25			Direct	15 yrs
14/10/2022	24/12/2022	70 Upper Tooting Rd	London	GRND	350	54.29	Achieved	FRI	19,000.00	Retail					Direct	
01/01/2024	15/01/2024	186 Tooting High St	London	GRND	303	53.47	Achieved		16,200.00	Retail	12.02	3,642.70			Direct	10 yrs
22/07/2022	22/07/2022	82 Putney High	London	BSMT,GRND	996	52.44	Effective	FRI	52,231.75	Retail	25.70	25,600.00			Direct	10 yrs
15/08/2022	26/10/2022	153-155 Putney High St	London	GRND	3,824	50.99	Asking		195,000.00	Retail					Direct	10 yrs
16/08/2023	16/08/2023	121 Wandsworth High St	London	Unkwn	594	50.51	Asking		30,000.00	Retail					Direct	10 yrs
19/05/2023	22/05/2023	342 Old York Rd	London	GRND	893	50.39	Achieved	FRI	45,000.00	Retail	10.62	9,481.00			Direct	10 yrs
02/09/2022	06/09/2022	336 Old York Rd	London	GRND	776	50.26	Achieved	FRI	39,000.00	Retail					Direct	10 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
15/09/2022	15/10/2022	31 Bedford Hl	London	GRND	1,100	50.00	Asking		55,000.00	Retail					Direct	
29/02/2024	29/02/2024	150 Putney High	London	BSMT,GRND	1,255	47.81	Achieved	FRI	60,000.00	Retail	20.40	25,600.00			Direct	10 yrs
01/11/2022	17/06/2023	1 Ramsden Rd	London	GRND	1,054	47.44	Asking		50,001.76	Retail	11.60	12,225.50			Direct	15 yrs
01/09/2022	01/09/2022	547 Battersea Park Rd	London	GRND	340	47.06	Asking		16,000.40	Retail					Direct	
01/10/2022	01/10/2022	225 Upper Tooting	London	GRND	1,001	46.95	Achieved	FRI	47,000.00	Retail	14.83	14,845.25			Direct	15 yrs
30/05/2024	12/07/2024	279 Wimbledon Park	London	GRND	538	46.47	Achieved	FRI	25,000.00	Retail					Direct	5 yrs
30/05/2024	03/06/2024	200-200C Lavender Hl	London	GRND	713	46.28	Achieved	FRI	33,000.00	Retail					Direct	10 yrs
26/04/2024	26/05/2024	Ram St	London	GRND	445	44.94	Asking		20,000.00	Retail	15.98	7,110.00			Direct	
04/10/2022	03/11/2022	85-91 Upper Richmond Rd	London	GRND	4,046	44.74	Achieved		181,000.00	Retail					Direct	
27/10/2022	27/10/2022	142 Northcote Rd	London	BSMT,GRND	1,576	44.72	Effective	FRI	70,471.92	Retail	22.25	35,072.00			Direct	20 yrs
22/04/2024	22/05/2024	233 Upper Tooting Rd	London	GRND	1,105	44.34	Asking		49,000.00	Retail					Direct	10 yrs
16/11/2023	16/12/2023	43 Lavender Hl	London	GRND	677	44.31	Achieved	FRI	30,000.00	Retail	16.22	10,978.00			Direct	15 yrs
06/02/2023	12/03/2023	65 Queenstown Rd	London	GRND	571	43.78	Achieved	FRI	25,000.00	Retail					Direct	20 yrs
02/09/2023	09/09/2023	531 Battersea Park Rd	London	GRND	343	43.73	Asking		15,000.00	Retail					Direct	5 yrs
12/09/2023	12/09/2023	1 Balham Station Rd	London	GRND	1,034	43.52	Effective	FRI	44,999.70	Retail	8.57	8,857.25			Assignment	15 yrs
26/06/2023	26/07/2023	108 Putney High St	London	GRND	1,720	43.49	Effective	FRI	74,799.42	Retail					Direct	10 yrs
29/09/2023	29/10/2023	37 St Johns Hl	London	GRND	1,037	43.39	Asking		45,000.00	Retail					Direct	10 yrs
26/04/2024	26/05/2024	Ram St	London	GRND	469	42.64	Asking		20,000.00	Retail	16.23	7,610.00	6.87	3,222.00	Direct	
26/05/2023	02/07/2023	260 Upper Tooting Rd	London	GRND	993	41.79	Achieved	FRI	41,500.00	Retail	15.67	15,557.00			Direct	10 yrs
29/09/2022	29/09/2022	125-127 Balham High	London	GRND	2,035	41.77	Achieved		85,000.00	Retail					Direct	10 yrs
24/01/2023	25/01/2023	138 Battersea Park Rd	London	GRND	544	41.36	Achieved	FRI	22,500.00	Retail					Direct	10 yrs
22/04/2024	22/05/2024	67 Balham High Rd	London	GRND	1,574	41.30	Asking		65,000.00	Retail					Direct	10 yrs
01/09/2022	01/09/2022	121 Mitcham Rd	London	GRND	666	41.29	Asking		27,499.14	Retail					Direct	15 yrs
01/09/2022	01/09/2022	269 Putney Bridge Rd	London	GRND	366	40.98	Asking		14,998.68	Retail					Direct	
23/05/2024	26/05/2024	14 Putney Bridge Rd	London	GRND	443	40.63	Achieved	FRI	18,000.00	Retail					Direct	10 yrs
30/11/2022	01/12/2022	Osiers	London	GRND	1,046	40.00	Achieved	FRI	41,840.00	Retail					Direct	6 yrs
15/08/2022	18/08/2022	1 Flower Market Gdns S	London	GRND	677	40.00	Achieved	FRI	27,080.00	Retail					Direct	10 yrs
19/04/2024	23/04/2024	Ram St	London	GRND	914	39.93	Achieved	FRI	36,496.02	Retail	6.09	5,563.00			Direct	10 yrs
05/07/2022	05/07/2022	162 Upper Tooting Rd	London	GRND	705	37.59	Achieved		26,500.00	Retail	11.32	7,984.00			Direct	10 yrs
25/11/2022	25/11/2022	433 Upper Richmond Rd W	London	GRND	764	37.33	Effective	FRI	28,521.81	Retail	14.86	11,352.25			Direct	15 yrs
01/11/2023	11/11/2023	42 Battersea Rise	London	GRND	703	36.98	Achieved		26,000.00	Retail	27.03	19,000.00			Direct	15 yrs
28/04/2023	28/04/2023	4 Enterprise Way	London	GRND	816	36.76	Achieved		30,000.00	Retail	11.01	8,982.00			Direct	5 yrs
06/12/2023	05/01/2024	202 Upper Richmond Rd	London	GRND	715	36.36	Achieved		26,000.00	Retail	14.83	10,603.75			Assignment	
17/08/2023	19/08/2023	25C Osiers Rd	London	GRND	496	36.29	Achieved	FRI	18,000.00	Retail	17.86	8,857.00			Direct	1 yr
26/01/2023	27/01/2023	181 Wandsworth High St	London	GRND	883	36.24	Achieved	FRI	32,000.00	Retail					Direct	15 yrs
28/02/2023	01/03/2023	151 Battersea Rise	London	GRND	343	34.99	Achieved	FRI	12,001.57	Retail					Direct	3 yrs
05/10/2022	10/10/2022	23 Osiers Rd	London	GRND	2,135	34.50	Achieved	FRI	73,658.00	Retail					Direct	13 yrs
23/01/2024	22/02/2024	65 Lavender Hl	London	GRND	624	32.85	Asking		20,500.00	Retail					Direct	
30/11/2023	31/12/2023	Wandsworth High	London	GRND	4,358	32.70	Achieved		142,500.00	Retail					Direct	
04/07/2023	03/08/2023	Block-K York Rd	London	GRND	998	32.50	Asking		32,435.00	Retail			2.50	2,495.00	Direct	
08/06/2023	13/09/2023	Block-K York Rd	London	GRND	3,106	32.50	Asking	FRI	100,945.00	Retail			2.50	7,765.00	Direct	15 yrs
23/05/2024	22/06/2024	192 Upper Richmond Rd	London	GRND	1,858	32.29	Asking	FRI	60,000.00	Retail	13.86	25,750.00			Direct	
01/01/2024	01/01/2024	10 Balham High Rd	London	GRND	785	31.85	Asking		25,000.00	Retail					Direct	
01/02/2023	03/03/2023	172-172A Lavender Hl	London	GRND	942	31.85	Asking		30,000.00	Retail					Direct	
28/02/2023	04/03/2023	Osiers	London	GRND	1,243	31.37	Achieved	FRI	38,992.00	Retail					Direct	3 yrs
22/04/2024	22/05/2024	190 Upper Richmond Rd	London	GRND	1,367	31.09	Asking		42,500.00	Retail					Direct	
08/03/2024	07/04/2024	114 Upper Richmond	London	GRND	970	30.93	Asking	FRI	30,000.00	Retail	18.30	17,750.00			Direct	
22/12/2022	21/01/2023	39-49 Parkgate Rd	London	GRND	3,314	30.18	Asking		100,000.00	Retail					Direct	
03/05/2024	06/05/2024	201 Garratt Ln	London	GRND	753	29.88	Achieved	FRI	22,500.00	Retail	8.76	6,600.00			Direct	5 yrs
03/07/2024	09/07/2024	39 Felsham Rd	London	LL	336	29.76	Achieved	FRI	10,000.00	Retail					Direct	3 yrs
25/10/2022	16/03/2023	21 Riverdale Dr	London	GRND	2,461	29.46	Effective	FRI	72,499.66	Retail	9.23	22,704.50			Direct	25 yrs
12/01/2023	01/08/2024	276-288 Lavender Hl	London	GRND,1-4	16,400	28.96	Achieved	FRI	475,000.00	Retail					Direct	20 yrs
01/09/2022	01/09/2022	177 Wandsworth High St	London	GRND	782	28.77	Asking		22,498.14	Retail					Direct	
15/08/2022	15/08/2022	8-12 Huguenot	London	BSMT,GRND	1,013	28.63	Effective	FRI	28,999.70	Retail	8.50	8,608.00			Direct	10 yrs
06/02/2024	07/03/2024	2 Bubbling Well Sq	London	GRND	2,766	27.11	Asking	FRI	75,000.00	Retail			5.42	15,000.00	Assignment	
25/01/2024	29/01/2024	236 Upper Richmond Rd	London	GRND	1,538	26.38	Achieved	FRI	40,580.00	Retail					Direct	15 yrs
30/11/2023	30/11/2023	98-100 Balham High Rd	London	GRND	2,655	26.37	Asking		70,012.35	Retail					Direct	
14/10/2022	14/10/2022	252 Battersea Park Rd	London	GRND	600	25.83	Asking		15,500.00	Retail					Assignment	
09/03/2023	09/03/2023	149 Putney High St	London	BSMT,GRND	1,658	25.63	Achieved	FRI	42,500.00	Retail	14.37	23,827.25			Direct	10 yrs
06/12/2022	06/12/2022	78-80 Putney High St	London	GRND,1	3,732	24.77	Effective	FRI	92,432.52	Retail					Direct	10 yrs
24/02/2023	27/02/2023	167-173 Wandsworth High St	London	GRND	5,700	23.68	Achieved	FRI	135,000.00	Retail					Direct	10 yrs
14/10/2022	14/10/2022	35 Upper Tooting Rd	London	GRND	1,528	23.56	Achieved		36,000.00	Retail					Assignment	
08/12/2023	12/01/2024	179 Battersea High St	London	GRND	770	23.38	Asking	FRI	18,002.60	Retail					Assignment	
05/09/2022	05/09/2022	47 Trinity Rd	London	GRND	734	23.22	Asking		17,040.00	Retail					Direct	4 yrs
15/11/2023	15/11/2023	139 Wandsworth High St	London	GRND	781	23.05	Achieved		18,000.00	Retail					Assignment	
01/09/2022	01/09/2022	15 Lavender Hl	London	GRND	1,731	22.56	Asking		39,051.36	Retail					Direct	
20/01/2023	19/02/2023	380 Garratt Ln	London	GRND	1,277	21.53	Asking		27,493.81	Retail					Assignment	
11/07/2022	11/07/2022	191 Balham High Rd	London	GRND	1,181	21.17	Asking		25,000.00	Retail					Direct	
21/02/2024	22/03/2024	66 West Hl	London	GRND	710	21.13	Achieved	FRI	15,000.00	Retail					Direct	
14/12/2022	15/12/2022	84 Balham High	London	GRND	1,100	20.91	Achieved	FRI	23,000.00	Retail					Direct	
04/07/2024	03/08/2024	96 Balham High Rd	London	GRND	2,285	20.79	Asking		47,505.15	Retail					Direct	
04/07/2024	03/08/2024	288 Upper Richmond Rd	London	GRND	1,467	20.45	Asking		30,000.15	Retail					Direct	
18/05/2023	17/06/2023	50 Upper Tooting Rd	London	GRND	1,350	20.37	Achieved		27,500.00	Retail	3.85	5,200.00			Assignment	
30/05/2023	30/05/2023	201 Merton Rd	London	GRND	968	18.60	Asking		18,000.00	Retail					Assignment	
30/09/2022	01/12/2022	100 Tooting High St	London	GRND	1,362	18.36	Achieved	FRI	25,000.00	Retail					Direct	15 yrs
08/02/2023	10/03/2023	74 St Rule St	London	GRND	430	18.00	Asking		7,740.00	Retail					Direct	
20/02/2023	20/02/2023	157-159 Wandsworth High	London	GRND,1	2,596	17.01	Effective	FRI	44,153.67	Retail	8.79	22,829.25			Direct	25 yrs
04/01/2023	04/01/2023	40-42 Brookwood Rd	London	BSMT,GRND	756	16.53	Achieved		12,500.00	Retail					Direct	5 yrs
20/12/2022	20/12/2022	40 Upper Richmond Rd	London	GRND	1,463	15.72	Achieved	FRI	23,000.00	Retail					Assignment	25 yrs
11/11/2022	12/11/2022	15 Lavender Hl	London	BSMT,GRND	1,618	15.45	Achieved	FRI	25,000.00	Retail					Direct	5 yrs
15/08/2022	15/08/2022	63 Balham High	London	BSMT,GRND	3,048	12.27	Effective	FRI	37,412.03	Retail					Direct	10 yrs
09/01/2024	10/01/2024	303A Battersea Park Rd	London	GRND	875	10.86	Achieved	FRI	9,500.00	Retail					Direct	10 yrs

Appendix 4 - BCIS costs

BCIS®

£/M2 STUDY

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

Last updated: 04-May-2024 07:21

Rebased to Wandsworth (128; sample 39)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (25)	1,579	368	891	1,317	1,884	6,091	123	
Up to 500m2 GFA (25)	2,026	1,313	1,492	1,731	2,422	3,549	14	
500 to 2000m2 GFA (25)	1,677	368	999	1,519	1,885	6,091	53	
Over 2000m2 GFA (25)	1,373	529	772	1,088	1,677	3,500	56	
282.1 Advance factories								
Generally (15)	1,389	791	1,097	1,341	1,693	2,038	16	
Up to 500m2 GFA (15)	1,602	1,317	1,349	1,584	1,723	2,038	5	
500 to 2000m2 GFA (15)	1,506	999	1,339	1,613	1,735	1,789	6	
Over 2000m2 GFA (15)	1,035	791	887	1,048	1,114	1,334	5	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (20)	1,894	822	1,293	1,909	2,240	3,500	17	
Up to 500m2 GFA (25)	3,123	2,550	-	3,271	-	3,549	3	
500 to 2000m2 GFA (20)	1,940	1,519	1,692	1,954	2,154	2,392	6	
Over 2000m2 GFA (20)	1,637	822	1,105	1,293	2,162	3,500	9	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,751	368	907	1,495	2,304	6,091	76	
Up to 500m2 GFA (30)	2,163	1,095	1,541	2,239	2,769	3,148	6	
500 to 2000m2 GFA (30)	1,900	368	989	1,415	2,130	6,091	28	
Over 2000m2 GFA (30)	1,592	498	879	1,385	2,181	3,198	42	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,423	675	1,130	1,349	1,682	3,004	24	
284. Warehouses/stores								
Generally (15)	1,442	556	853	1,132	1,628	6,552	38	
Up to 500m2 GFA (15)	2,595	934	1,438	1,827	3,050	6,552	8	
500 to 2000m2 GFA (15)	1,246	662	921	1,135	1,395	2,303	15	
Over 2000m2 GFA (15)	1,024	556	801	855	1,165	2,122	15	
284.1 Advance warehouses/stores (15)	1,091	576	888	1,154	1,333	1,471	6	
284.2 Purpose built warehouses/stores								
Generally (15)	1,517	556	864	1,132	1,691	6,552	30	
Up to 500m2 GFA (15)	2,992	934	1,773	2,314	3,765	6,552	6	
500 to 2000m2 GFA (15)	1,241	662	910	1,132	1,413	2,303	14	
Over 2000m2 GFA (15)	1,019	556	823	908	1,252	1,681	10	
284.5 Cold stores/refrigerated stores (30)	1,944	1,338	1,441	1,691	2,614	2,639	5	
320. Offices								
Generally (15)	3,120	1,455	2,265	2,934	3,498	7,178	38	
Air-conditioned								
Generally (15)	2,750	1,752	2,297	2,780	3,318	3,505	12	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
1-2 storey (15)	2,657	1,752	2,420	2,634	2,934	3,505	7	
3-5 storey (15)	2,781	1,968	-	2,839	-	3,478	4	
6 storey or above (20)	3,317	2,548	2,978	3,170	3,377	4,793	8	
Not air-conditioned								
Generally (15)	3,260	1,455	2,608	3,232	4,155	4,791	16	
1-2 storey (15)	3,424	1,996	2,769	3,470	4,224	4,651	11	
3-5 storey (15)	2,799	1,455	-	2,475	-	4,791	4	
6 storey or above (25)	3,479	2,691	-	3,604	-	4,015	4	
344. Hypermarkets, supermarkets								
Generally (35)	2,407	992	1,647	2,116	3,190	4,128	33	
Up to 1000m2 (35)	2,463	1,647	-	2,141	-	3,926	4	
1000 to 7000m2 GFA (35)	2,407	992	1,568	2,116	3,213	4,128	27	
7000 to 15000m2 (35)	1,999	-	-	-	-	-	1	
Over 15000m2 GFA (35)	2,590	-	-	-	-	-	1	
345. Shops								
Generally (30)	2,331	882	1,268	1,911	2,881	6,183	14	
1-2 storey (30)	2,358	882	1,263	1,847	2,999	6,183	13	
3-5 storey (30)	1,975	-	-	-	-	-	1	
447. Care homes for the elderly								
Generally (15)	2,715	1,670	2,040	2,542	2,998	5,515	33	
Up to 500m2 GFA (25)	2,654	2,532	-	-	-	2,776	2	
500 to 2000m2 GFA (15)	3,209	1,746	1,805	2,703	4,444	5,515	7	
Over 2000m2 GFA (15)	2,581	1,670	2,183	2,540	2,926	3,852	26	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
810. Housing, mixed developments (15)	1,960	1,048	1,694	1,892	2,149	4,869	1265	
810.1 Estate housing								
Generally (15)	1,945	1,011	1,649	1,867	2,131	6,688	1400	
Single storey (15)	2,208	1,307	1,863	2,122	2,420	6,688	233	
2-storey (15)	1,873	1,011	1,616	1,817	2,053	4,067	1086	
3-storey (15)	2,033	1,209	1,705	1,954	2,330	3,945	76	
4-storey or above (15)	4,067	1,982	3,245	3,623	5,450	6,032	5	
810.11 Estate housing detached (15)	2,588	1,425	1,969	2,168	2,857	6,688	19	
810.12 Estate housing semi detached								
Generally (15)	1,962	1,133	1,672	1,918	2,151	4,323	353	
Single storey (15)	2,186	1,412	1,904	2,149	2,377	4,323	80	
2-storey (15)	1,894	1,133	1,650	1,837	2,069	3,286	262	
3-storey (15)	1,949	1,417	1,575	1,868	2,310	2,771	11	
810.13 Estate housing terraced								
Generally (15)	1,974	1,151	1,618	1,853	2,154	6,032	229	
Single storey (15)	2,264	1,439	1,872	2,238	2,635	3,204	18	
2-storey (15)	1,889	1,151	1,608	1,808	2,056	4,067	177	
3-storey (15)	2,047	1,209	1,699	1,912	2,251	3,945	32	
4-storey or above (15)	5,742	5,450	-	-	-	6,032	2	
816. Flats (apartments)								
Generally (15)	2,294	1,147	1,895	2,157	2,585	7,841	810	
1-2 storey (15)	2,169	1,323	1,839	2,046	2,412	4,299	173	
3-5 storey (15)	2,265	1,147	1,888	2,154	2,547	4,716	540	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
6 storey or above (15)	2,692	1,650	2,173	2,559	2,914	7,841	94	
820.1 'One-off' housing detached (3 units or less)								
Generally (15)	3,618	1,419	2,493	3,217	4,284	9,278	121	
Single storey (15)	2,955	1,735	2,182	2,820	3,743	5,321	28	
2-storey (15)	3,560	1,419	2,460	3,093	4,090	8,948	65	
3-storey (15)	4,142	1,908	3,343	4,211	4,588	7,438	23	
4-storey or above (20)	6,088	2,765	3,863	6,319	8,181	9,278	6	
820.2 'One-off' housing semi-detached (3 units or less) (15)	2,500	1,522	2,059	2,322	2,793	7,812	53	
820.3 'One-off' housing terraced (3 units or less) (15)	2,281	1,338	1,819	2,109	2,345	4,660	11	
852. Hotels (15)	3,382	1,782	2,596	3,355	4,212	4,637	13	
856.2 Students' residences, halls of residence, etc (15)	2,872	1,654	2,570	2,907	3,199	4,741	52	

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£/M2 STUDY

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

Last updated: 29-Jun-2024 07:33

Rebased to Wandsworth (127; sample 39)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
856.2 Students' residences, halls of residence, etc (15)	2,873	1,670	2,578	2,902	3,222	4,729	52

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Appendix 5 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

Appendix 6 - BLV assumptions

EUV - notional hectare

No	Description of use	Site coverage	No of storeys	Sq m GIA	Indicative rent psm	Rent per annum	Yield	YP	Deferment (years)	PV	Cap val	Purchaser's costs	Letting agents and letting legal fees (% of year 1 rent)		Refurb cost	Net cap val	20% Premium	Benchmark Land Value
1	Offices low rent	40%	2.0	8,000	£233.15	£1,865,186	7.5%	13.33	2.5	0.83	£20,755,811	-£1,411,395	15%	-£279,778	-£6,200,000	£12,864,638	£2,572,927.57	£15,437,565
2	Retail	40%	1.5	6,000	£233.04	£1,398,244	8.5%	11.76	2.5	0.82	£13,414,966	-£912,218	15%	-£209,737	-£4,650,000	£7,643,012	£1,528,602.31	£9,171,614
3	Industrial low rent	30%	1.0	3,000	£139.93	£419,796	6.0%	16.67	2.5	0.86	£6,048,148	-£411,274	15%	-£62,969	-£500,000	£5,073,904	£1,014,781	£6,088,685
4	Cleared land	100%																£500,000

Appendix 7 - Appraisal results - 50% social rent, 50% shared ownership

Note: the affordable housing requiremetns have been tested alongside the following other policies:

10% Aff WS (20% discount, 50% in NE)
EV charging
BNG
Accessibility
NZC 5%
UGF

BLV 1

50% social rent, 50% shared ownership

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	**£8,030**	**£8,806**	**£9,583**	**£10,359**	**£11,135**	**£11,911**	**£12,688**	**£13,464**	**£14,240**
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	0%	5%	15%	25%	30%	30%
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	0%	5%	15%	25%	30%	30%
3	Low density housing scheme (9 houses)	9	0.23	0%	0%	0%	0%	5%	15%	20%	30%	30%
4	Medium density flatted scheme (5 flats)	5	0.03	20%	35%	45%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	30%	40%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	20%	35%	45%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	30%	45%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	25%	40%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	0%	0%	20%	30%	40%	45%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	5%	20%	30%	35%	45%	50%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	0%	0%	5%	20%	25%	30%	30%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	0%	15%	25%	35%	40%	45%	45%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	5%	20%	30%	40%	45%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	10%	25%	40%	45%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	40%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	0%	15%	30%	40%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	15%	30%	40%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	15%	30%	40%	45%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	20%	35%	45%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	0%	15%	30%	40%	45%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	10%	30%	40%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	10%	25%	40%	45%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	0%	0%	5%	15%	25%	35%	40%	35%	35%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	0%	0%	10%	20%	30%	35%	35%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	0%	0%	15%	25%	35%	40%	45%	45%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	25%	40%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	0%	5%	15%	25%	30%	25%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	0%	5%	20%	30%	40%	45%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	15%	25%	35%	40%	45%	45%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	0%	5%	20%	35%	40%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	0%	20%	35%	40%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	5%	20%	35%	40%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	10%	20%	30%	35%	30%
35	High density mixed use flatted scheme (30 flats)	30	0.08	30%	45%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	20%	30%	40%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	5%	20%	35%	45%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	5%	25%	35%	45%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	5%	25%	35%	45%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	0%	15%	30%	40%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	0%	20%	35%	45%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	5%	25%	40%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	0%	5%	20%	35%	40%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	0%	15%	30%	40%	45%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	0%	20%	35%	45%	50%	50%	50%	50%	50%

BLV 2

50% social rent, 50% shared ownership

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	**£8,030**	**£8,806**	**£9,583**	**£10,359**	**£11,135**	**£11,911**	**£12,688**	**£13,464**	**£14,240**
1	Low density housing scheme (2 houses)	2	0.05	0%	20%	30%	40%	45%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	0%	20%	30%	40%	45%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	0%	20%	30%	40%	45%	50%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	45%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	45%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	10%	30%	45%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	5%	25%	35%	45%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	10%	25%	35%	40%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	20%	35%	40%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	45%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	45%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	20%	35%	45%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	10%	30%	40%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	20%	40%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	35%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	15%	30%	40%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	35%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	5%	25%	40%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	35%	45%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	10%	25%	35%	40%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	10%	30%	40%	45%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	45%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	15%	25%	35%	40%	45%	40%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	10%	30%	40%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	20%	40%	50%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	35%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	20%	35%	45%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	10%	25%	35%	40%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	40%	50%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	35%	45%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	20%	35%	45%	50%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	20%	35%	45%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	25%	40%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	10%	30%	40%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	20%	35%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	25%	40%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	5%	25%	40%	45%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	10%	30%	40%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	15%	35%	45%	50%	50%	50%	50%	50%	50%

BLV 3

50% social rent, 50% shared ownership

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	**£8,030**	**£8,806**	**£9,583**	**£10,359**	**£11,135**	**£11,911**	**£12,688**	**£13,464**	**£14,240**
1	Low density housing scheme (2 houses)	2	0.05	40%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	20%	35%	45%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	10%	30%	40%	50%	50%	50%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	20%	40%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	35%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	0%	15%	30%	40%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	35%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	5%	25%	40%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	35%	45%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	10%	25%	35%	40%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	10%	30%	40%	45%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	45%	50%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	0%	0%	15%	25%	35%	40%	45%	40%
14	Intensification scheme (industrial with 9 flats)	9	0.29	10%	30%	40%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	20%	40%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	35%	50%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	20%	35%	45%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	0%	10%	25%	35%	40%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	40%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	35%	45%	50%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	0%	20%	35%	45%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	20%	35%	45%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	25%	40%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	10%	30%	40%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	50%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	20%	35%	50%	50%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	25%	40%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	5%	25%	40%	45%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	10%	30%	40%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	15%	35%	45%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	High density mixed use flatted scheme (30 flats)	30	0.08	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	0%	0%	0%	0%	0%	0%	0%	0%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	0%	0%	0%	0%	0%	0%	0%	0%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	0%	0%	0%	0%	0%	0%	0%	0%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	40%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	40%	50%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	40%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	30%	45%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	0%	20%	35%	45%	50%	50%	50%	50%	50%

BLV 4

50% social rent, 50% shared ownership

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site		Gross site area	**£8,030**	**£8,806**	**£9,583**	**£10,359**	**£11,135**	**£11,911**	**£12,688**	**£13,464**	**£14,240**
1	Low density housing scheme (2 houses)	2	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	50%	50%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	20%	40%	50%	50%	50%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	45%	50%	50%	50%	50%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	20%	40%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	50%	50%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	30%	45%	50%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	50%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	25%	40%	50%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	50%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	30%	45%	50%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	40%	50%	50%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	45%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	10%	30%	45%	50%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	50%	50%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	50%	50%	50%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	50%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	25%	40%	50%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	25%	40%	50%	50%	50%	50%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	50%	50%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	50%	50%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	20%	40%	50%	50%	50%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	25%	45%	50%	50%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	50%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	30%	45%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £8,030 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	470,765	450,780	430,880	411,065	391,335	371,690	352,130	332,655	313,266	293,960	274,741	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	942,409	902,440	862,640	823,009	783,549	744,259	705,139	666,189	627,409	588,800	550,360	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	2,121,213	2,031,280	1,941,729	1,852,562	1,763,776	1,675,373	1,587,354	1,499,717	1,412,463	1,325,591	1,239,101	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	686,523	646,582	606,813	567,216	527,793	488,541	449,463	410,556	371,822	333,261	294,872	20%
5	Medium density flatted scheme (7 flats)	7	£617,503	964,221	908,295	852,612	797,170	741,971	687,012	632,294	577,819	523,584	469,591	415,840	30%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,236,137	1,164,242	1,092,658	1,021,385	950,422	879,770	809,428	739,397	669,676	600,265	531,164	20%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	3,802,059	3,580,884	3,360,664	3,141,400	2,923,091	2,705,738	2,489,338	2,273,895	2,059,407	1,845,874	1,633,296	30%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	8,434,750	7,940,666	7,448,715	6,958,899	6,471,217	5,985,669	5,502,256	5,020,977	4,541,831	4,064,820	3,589,943	25%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	16,630,718	15,383,784	14,142,281	12,906,208	11,675,566	10,450,354	9,230,573	8,016,222	6,807,303	5,603,813	4,405,754	0%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	13,536,354	10,939,560	8,337,286	5,746,610	3,167,533	586,385	-2,032,848	-4,649,101	-7,287,586	-9,921,810	-12,589,927	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	10,707,228	9,678,486	8,654,281	7,634,613	6,618,769	5,601,145	4,588,088	3,579,600	2,575,682	1,576,332	581,551	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	8,694,264	7,071,012	5,452,841	3,841,889	2,238,157	635,712	-988,418	-2,614,824	-4,245,696	-5,882,333	-7,528,071	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	14,192,620	13,670,677	13,151,017	12,633,638	12,118,543	11,605,731	11,095,202	10,586,954	10,080,990	9,577,308	9,075,909	0%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	6,773,340	6,705,792	6,638,537	6,571,574	6,504,902	6,438,523	6,372,434	6,306,639	6,241,134	6,175,921	6,111,000	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	4,309,314	4,084,128	3,859,916	3,636,675	3,414,408	3,193,113	2,972,790	2,753,440	2,535,062	2,317,658	2,101,225	10%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	9,018,442	8,497,165	7,978,168	7,461,448	6,947,008	6,434,845	5,924,962	5,417,356	4,912,030	4,408,982	3,908,212	40%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	10,350,269	9,463,142	8,579,900	7,700,542	6,825,070	5,953,483	5,085,780	4,221,962	3,362,029	2,505,981	1,653,817	0%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	9,928,462	8,519,439	7,116,643	5,720,075	4,329,737	2,939,806	1,546,899	160,289	-1,239,271	-2,653,937	-4,062,120	0%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	4,272,042	3,939,067	3,607,548	3,277,486	2,948,879	2,621,729	2,296,034	1,971,796	1,647,245	1,324,030	1,002,280	0%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	11,221,440	10,334,297	9,451,039	8,571,665	7,696,177	6,824,574	5,956,856	5,093,021	4,233,072	3,377,009	2,524,829	20%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	11,258,075	9,158,417	7,047,952	4,946,886	2,855,221	766,490	-1,353,386	-3,475,290	-5,611,570	-7,746,787	-9,909,044	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	9,339,077	8,702,717	8,069,142	7,438,352	6,810,345	6,185,123	5,562,686	4,943,033	4,326,166	3,712,082	3,100,784	10%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	11,593,922	9,889,331	8,195,841	6,516,551	4,851,461	3,200,570	1,550,020	-92,569	-1,744,225	-3,399,907	-5,046,198	0%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	7,244,106	7,001,297	6,760,409	6,521,443	6,284,397	6,049,272	5,816,069	5,584,785	5,355,424	5,127,983	4,902,464	0%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	11,812,476	10,487,686	9,168,736	7,855,626	6,548,356	5,246,926	3,951,336	2,661,586	1,377,614	84,893	-1,220,259	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	13,772,760	12,447,969	11,129,019	9,815,909	8,508,639	7,207,209	5,911,619	4,621,870	3,337,960	2,059,891	787,661	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	13,990,395	13,123,144	12,259,690	11,400,031	10,544,167	9,692,099	8,843,825	7,999,348	7,158,666	6,321,779	5,488,688	25%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	6,845,155	4,621,556	2,407,910	176,934	-2,076,096	-4,337,347	-6,606,118	-8,887,884	-11,181,468	-13,501,622	-15,859,316	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	32,603,629	30,041,568	27,490,719	24,951,085	22,422,664	19,903,475	17,384,642	14,877,079	12,380,789	9,895,770	7,417,864	0%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	5,219,687	5,129,625	5,039,951	4,950,667	4,861,771	4,773,265	4,685,148	4,597,419	4,510,080	4,423,129	4,336,568	0%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	27,872,522	26,210,449	24,555,718	22,908,330	21,268,285	19,635,582	18,010,222	16,392,206	14,781,532	13,178,201	11,582,213	0%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	19,237,959	18,162,323	17,091,333	16,024,989	14,963,292	13,906,241	12,853,835	11,806,077	10,762,965	9,724,499	8,690,679	0%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	12,730,869	10,537,683	8,350,584	6,173,232	4,005,626	1,838,751	-340,780	-2,538,350	-4,744,028	-6,954,462	-9,179,951	0%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	43,397,247	36,244,966	29,124,409	22,031,028	14,898,048	7,797,135	694,664	-6,531,034	-13,781,557	-21,059,479	-28,425,341	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	2,524,646	2,319,845	2,115,939	1,912,928	1,710,814	1,509,594	1,309,270	1,109,841	911,309	713,672	516,930	30%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	5,735,027	5,397,892	5,062,214	4,727,991	4,395,225	4,063,915	3,734,061	3,405,663	3,078,722	2,753,236	2,429,207	0%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	9,342,222	7,554,004	5,772,879	3,981,334	2,197,811	422,308	-1,367,129	-3,178,607	-4,981,825	-6,793,643	-8,611,215	0%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	11,147,275	9,359,059	7,578,776	5,806,427	4,030,407	2,254,904	487,422	-1,291,448	-3,092,877	-4,887,839	-6,693,445	0%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	8,370,588	7,720,066	7,072,391	6,427,559	5,785,575	5,146,434	4,510,140	3,876,691	3,246,089	2,618,331	1,993,419	5%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	12,026,475	10,352,627	8,685,990	7,011,817	5,345,111	3,685,873	2,034,099	388,910	-1,288,253	-2,963,672	-4,638,389	0%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	3,275,273	2,953,314	2,632,769	2,313,636	1,995,914	1,679,607	1,364,710	1,051,226	739,155	426,167	113,806	0%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	3,828,736	3,453,114	3,079,140	2,706,813	2,336,134	1,967,104	1,599,721	1,233,986	869,898	504,856	140,431	5%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	2,174,537	1,920,149	1,666,882	1,414,734	1,163,706	913,798	664,129	413,989	164,981	-84,161	-334,673	0%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	2,618,546	2,313,276	2,009,349	1,706,767	1,405,529	1,105,633	806,163	505,990	207,175	-91,660	-392,280	0%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	3,062,556	2,706,403	2,351,817	1,998,800	1,647,351	1,297,470	948,198	597,992	249,370	-99,160	-449,886	0%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	470,765	450,780	430,880	411,065	391,335	371,690	352,130	332,655	313,266	293,960	274,741	0%
2	Low density housing scheme (4 houses)	4	£917,161	942,409	902,440	862,640	823,009	783,549	744,259	705,139	666,189	627,409	588,800	550,360	0%
3	Low density housing scheme (9 houses)	9	£2,081,956	2,121,213	2,031,280	1,941,729	1,852,562	1,763,776	1,675,373	1,587,354	1,499,717	1,412,463	1,325,591	1,239,101	0%
4	Medium density flatted sheme (5 flats)	5	£305,720	686,523	646,582	606,813	567,216	527,793	488,541	449,463	410,556	371,822	333,261	294,872	45%
5	Medium density flatted scheme (7 flats)	7	£366,865	964,221	908,295	852,612	797,170	741,971	687,012	632,294	577,819	523,584	469,591	415,840	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,236,137	1,164,242	1,092,658	1,021,385	950,422	879,770	809,428	739,397	669,676	600,265	531,164	45%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	3,802,059	3,580,884	3,360,664	3,141,400	2,923,091	2,705,738	2,489,338	2,273,895	2,059,407	1,845,874	1,633,296	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	8,434,750	7,940,666	7,448,715	6,958,899	6,471,217	5,985,669	5,502,256	5,020,977	4,541,831	4,064,820	3,589,943	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	16,630,718	15,383,784	14,142,281	12,906,208	11,675,566	10,450,354	9,230,573	8,016,222	6,807,303	5,603,813	4,405,754	10%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	13,536,354	10,939,560	8,337,286	5,746,610	3,167,533	586,385	-2,032,848	-4,649,101	-7,287,586	-9,921,810	-12,589,927	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	10,707,228	9,678,486	8,654,281	7,634,613	6,618,769	5,601,145	4,588,088	3,579,600	2,575,682	1,576,332	581,551	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	8,694,264	7,071,012	5,452,841	3,841,889	2,238,157	635,712	-988,418	-2,614,824	-4,245,696	-5,882,333	-7,528,071	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	14,192,620	13,670,677	13,151,017	12,633,638	12,118,543	11,605,731	11,095,202	10,586,954	10,080,990	9,577,308	9,075,909	45%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	6,773,340	6,705,792	6,638,537	6,571,574	6,504,902	6,438,523	6,372,434	6,306,639	6,241,134	6,175,921	6,111,000	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	4,309,314	4,084,128	3,859,916	3,636,675	3,414,408	3,193,113	2,972,790	2,753,440	2,535,062	2,317,658	2,101,225	45%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	9,018,442	8,497,165	7,978,168	7,461,448	6,947,008	6,434,845	5,924,962	5,417,356	4,912,030	4,408,982	3,908,212	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	10,350,269	9,463,142	8,579,900	7,700,542	6,825,070	5,953,483	5,085,780	4,221,962	3,362,029	2,505,981	1,653,817	20%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	9,928,462	8,519,439	7,116,643	5,720,075	4,329,737	2,939,806	1,546,899	160,289	-1,239,271	-2,653,937	-4,062,120	10%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	4,272,042	3,939,067	3,607,548	3,277,486	2,948,879	2,621,729	2,296,034	1,971,796	1,647,245	1,324,030	1,002,280	20%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	11,221,440	10,334,297	9,451,039	8,571,665	7,696,177	6,824,574	5,956,856	5,093,021	4,233,072	3,377,009	2,524,829	35%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	11,258,075	9,158,417	7,047,952	4,946,886	2,855,221	766,490	-1,353,386	-3,475,290	-5,611,570	-7,746,787	-9,909,044	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	9,339,077	8,702,717	8,069,142	7,438,352	6,810,345	6,185,123	5,562,686	4,943,033	4,326,166	3,712,082	3,100,784	35%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	11,593,922	9,889,331	8,195,841	6,516,551	4,851,461	3,200,570	1,550,020	-92,569	-1,744,225	-3,399,907	-5,046,198	5%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	7,244,106	7,001,297	6,760,409	6,521,443	6,284,397	6,049,272	5,816,069	5,584,785	5,355,424	5,127,983	4,902,464	35%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	11,812,476	10,487,686	9,168,736	7,855,626	6,548,356	5,246,926	3,951,336	2,661,586	1,377,614	84,893	-1,220,259	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	13,772,760	12,447,969	11,129,019	9,815,909	8,508,639	7,207,209	5,911,619	4,621,870	3,337,960	2,059,891	787,661	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	13,990,395	13,123,144	12,259,690	11,400,031	10,544,167	9,692,099	8,843,825	7,999,348	7,158,666	6,321,779	5,488,688	45%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	6,845,155	4,621,556	2,407,910	176,934	-2,076,096	-4,337,347	-6,606,118	-8,887,884	-11,181,468	-13,501,622	-15,859,316	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	32,603,629	30,041,568	27,490,719	24,951,085	22,422,664	19,903,475	17,384,642	14,877,079	12,380,789	9,895,770	7,417,864	10%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	5,219,687	5,129,625	5,039,951	4,950,667	4,861,771	4,773,265	4,685,148	4,597,419	4,510,080	4,423,129	4,336,568	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	27,872,522	26,210,449	24,555,718	22,908,330	21,268,285	19,635,582	18,010,222	16,392,206	14,781,532	13,178,201	11,582,213	20%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	19,237,959	18,162,323	17,091,333	16,024,989	14,963,292	13,906,241	12,853,835	11,806,077	10,762,965	9,724,499	8,690,679	35%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	12,730,869	10,537,683	8,350,584	6,173,232	4,005,626	1,838,751	-340,780	-2,538,350	-4,744,028	-6,954,462	-9,179,951	0%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	43,397,247	36,244,966	29,124,409	22,031,028	14,898,048	7,797,135	694,664	-6,531,034	-13,781,557	-21,059,479	-28,425,341	0%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	2,524,646	2,319,845	2,115,939	1,912,928	1,710,814	1,509,594	1,309,270	1,109,841	911,309	713,672	516,930	40%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	5,735,027	5,397,892	5,062,214	4,727,991	4,395,225	4,063,915	3,734,061	3,405,663	3,078,722	2,753,236	2,429,207	35%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	9,342,222	7,554,004	5,772,879	3,981,334	2,197,811	422,308	-1,367,129	-3,178,607	-4,981,825	-6,793,643	-8,611,215	0%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	11,147,275	9,359,059	7,578,776	5,806,427	4,030,407	2,254,904	487,422	-1,291,448	-3,092,877	-4,887,839	-6,693,445	0%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	8,370,588	7,720,066	7,072,391	6,427,559	5,785,575	5,146,434	4,510,140	3,876,691	3,246,089	2,618,331	1,993,419	25%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	12,026,475	10,352,627	8,685,990	7,011,817	5,345,111	3,685,873	2,034,099	388,910	-1,288,253	-2,963,672	-4,638,389	10%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	3,275,273	2,953,314	2,632,769	2,313,636	1,995,914	1,679,607	1,364,710	1,051,226	739,155	426,167	113,806	20%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	3,828,736	3,453,114	3,079,140	2,706,813	2,336,134	1,967,104	1,599,721	1,233,986	869,898	504,856	140,431	25%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	2,174,537	1,920,149	1,666,882	1,414,734	1,163,706	913,798	664,129	413,989	164,981	-84,161	-334,673	5%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	2,618,546	2,313,276	2,009,349	1,706,767	1,405,529	1,105,633	806,163	505,990	207,175	-91,660	-392,280	10%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	3,062,556	2,706,403	2,351,817	1,998,800	1,647,351	1,297,470	948,198	597,992	249,370	-99,160	-449,886	15%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	470,765	450,780	430,880	411,065	391,335	371,690	352,130	332,655	313,266	293,960	274,741	40%
2	Low density housing scheme (4 houses)	4	£608,869	942,409	902,440	862,640	823,009	783,549	744,259	705,139	666,189	627,409	588,800	550,360	40%
3	Low density housing scheme (9 houses)	9	£1,382,131	2,121,213	2,031,280	1,941,729	1,852,562	1,763,776	1,675,373	1,587,354	1,499,717	1,412,463	1,325,591	1,239,101	40%
4	Medium density flatted sheme (5 flats)	5	£202,956	686,523	646,582	606,813	567,216	527,793	488,541	449,463	410,556	371,822	333,261	294,872	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	964,221	908,295	852,612	797,170	741,971	687,012	632,294	577,819	523,584	469,591	415,840	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,236,137	1,164,242	1,092,658	1,021,385	950,422	879,770	809,428	739,397	669,676	600,265	531,164	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	3,802,059	3,580,884	3,360,664	3,141,400	2,923,091	2,705,738	2,489,338	2,273,895	2,059,407	1,845,874	1,633,296	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	8,434,750	7,940,666	7,448,715	6,958,899	6,471,217	5,985,669	5,502,256	5,020,977	4,541,831	4,064,820	3,589,943	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	16,630,718	15,383,784	14,142,281	12,906,208	11,675,566	10,450,354	9,230,573	8,016,222	6,807,303	5,603,813	4,405,754	30%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	13,536,354	10,939,560	8,337,286	5,746,610	3,167,533	586,385	-2,032,848	-4,649,101	-7,287,586	-9,921,810	-12,589,927	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	10,707,228	9,678,486	8,654,281	7,634,613	6,618,769	5,601,145	4,588,088	3,579,600	2,575,682	1,576,332	581,551	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	8,694,264	7,071,012	5,452,841	3,841,889	2,238,157	635,712	-988,418	-2,614,824	-4,245,696	-5,882,333	-7,528,071	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	14,192,620	13,670,677	13,151,017	12,633,638	12,118,543	11,605,731	11,095,202	10,586,954	10,080,990	9,577,308	9,075,909	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	6,773,340	6,705,792	6,638,537	6,571,574	6,504,902	6,438,523	6,372,434	6,306,639	6,241,134	6,175,921	6,111,000	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	4,309,314	4,084,128	3,859,916	3,636,675	3,414,408	3,193,113	2,972,790	2,753,440	2,535,062	2,317,658	2,101,225	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	9,018,442	8,497,165	7,978,168	7,461,448	6,947,008	6,434,845	5,924,962	5,417,356	4,912,030	4,408,982	3,908,212	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	10,350,269	9,463,142	8,579,900	7,700,542	6,825,070	5,953,483	5,085,780	4,221,962	3,362,029	2,505,981	1,653,817	30%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	9,928,462	8,519,439	7,116,643	5,720,075	4,329,737	2,939,806	1,546,899	160,289	-1,239,271	-2,653,937	-4,062,120	15%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	4,272,042	3,939,067	3,607,548	3,277,486	2,948,879	2,621,729	2,296,034	1,971,796	1,647,245	1,324,030	1,002,280	35%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	11,221,440	10,334,297	9,451,039	8,571,665	7,696,177	6,824,574	5,956,856	5,093,021	4,233,072	3,377,009	2,524,829	45%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	11,258,075	9,158,417	7,047,952	4,946,886	2,855,221	766,490	-1,353,386	-3,475,290	-5,611,570	-7,746,787	-9,909,044	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	9,339,077	8,702,717	8,069,142	7,438,352	6,810,345	6,185,123	5,562,686	4,943,033	4,326,166	3,712,082	3,100,784	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	11,593,922	9,889,331	8,195,841	6,516,551	4,851,461	3,200,570	1,550,020	-92,569	-1,744,225	-3,399,907	-5,046,198	15%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	7,244,106	7,001,297	6,760,409	6,521,443	6,284,397	6,049,272	5,816,069	5,584,785	5,355,424	5,127,983	4,902,464	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	11,812,476	10,487,686	9,168,736	7,855,626	6,548,356	5,246,926	3,951,336	2,661,586	1,377,614	84,893	-1,220,259	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	13,772,760	12,447,969	11,129,019	9,815,909	8,508,639	7,207,209	5,911,619	4,621,870	3,337,960	2,059,891	787,661	10%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	13,990,395	13,123,144	12,259,690	11,400,031	10,544,167	9,692,099	8,843,825	7,999,348	7,158,666	6,321,779	5,488,688	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	6,845,155	4,621,556	2,407,910	176,934	-2,076,096	-4,337,347	-6,606,118	-8,887,884	-11,181,468	-13,501,622	-15,859,316	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	32,603,629	30,041,568	27,490,719	24,951,085	22,422,664	19,903,475	17,384,642	14,877,079	12,380,789	9,895,770	7,417,864	30%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	5,219,687	5,129,625	5,039,951	4,950,667	4,861,771	4,773,265	4,685,148	4,597,419	4,510,080	4,423,129	4,336,568	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	27,872,522	26,210,449	24,555,718	22,908,330	21,268,285	19,635,582	18,010,222	16,392,206	14,781,532	13,178,201	11,582,213	40%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	19,237,959	18,162,323	17,091,333	16,024,989	14,963,292	13,906,241	12,853,835	11,806,077	10,762,965	9,724,499	8,690,679	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	12,730,869	10,537,683	8,350,584	6,173,232	4,005,626	1,838,751	-340,780	-2,538,350	-4,744,028	-6,954,462	-9,179,951	5%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	43,397,247	36,244,966	29,124,409	22,031,028	14,898,048	7,797,135	694,664	-6,531,034	-13,781,557	-21,059,479	-28,425,341	0%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	2,524,646	2,319,845	2,115,939	1,912,928	1,710,814	1,509,594	1,309,270	1,109,841	911,309	713,672	516,930	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	5,735,027	5,397,892	5,062,214	4,727,991	4,395,225	4,063,915	3,734,061	3,405,663	3,078,722	2,753,236	2,429,207	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	9,342,222	7,554,004	5,772,879	3,981,334	2,197,811	422,308	-1,367,129	-3,178,607	-4,981,825	-6,793,643	-8,611,215	5%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	11,147,275	9,359,059	7,578,776	5,806,427	4,030,407	2,254,904	487,422	-1,291,448	-3,092,877	-4,887,839	-6,693,445	10%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	8,370,588	7,720,066	7,072,391	6,427,559	5,785,575	5,146,434	4,510,140	3,876,691	3,246,089	2,618,331	1,993,419	40%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	12,026,475	10,352,627	8,685,990	7,011,817	5,345,111	3,685,873	2,034,099	388,910	-1,288,253	-2,963,672	-4,638,389	15%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	3,275,273	2,953,314	2,632,769	2,313,636	1,995,914	1,679,607	1,364,710	1,051,226	739,155	426,167	113,806	30%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	3,828,736	3,453,114	3,079,140	2,706,813	2,336,134	1,967,104	1,599,721	1,233,986	869,898	504,856	140,431	35%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	2,174,537	1,920,149	1,666,882	1,414,734	1,163,706	913,798	664,129	413,989	164,981	-84,161	-334,673	15%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	2,618,546	2,313,276	2,009,349	1,706,767	1,405,529	1,105,633	806,163	505,990	207,175	-91,660	-392,280	20%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	3,062,556	2,706,403	2,351,817	1,998,800	1,647,351	1,297,470	948,198	597,992	249,370	-99,160	-449,886	25%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	470,765	450,780	430,880	411,065	391,335	371,690	352,130	332,655	313,266	293,960	274,741	50%
2	Low density housing scheme (4 houses)	4	£50,000	942,409	902,440	862,640	823,009	783,549	744,259	705,139	666,189	627,409	588,800	550,360	50%
3	Low density housing scheme (9 houses)	9	£113,500	2,121,213	2,031,280	1,941,729	1,852,562	1,763,776	1,675,373	1,587,354	1,499,717	1,412,463	1,325,591	1,239,101	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	686,523	646,582	606,813	567,216	527,793	488,541	449,463	410,556	371,822	333,261	294,872	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	964,221	908,295	852,612	797,170	741,971	687,012	632,294	577,819	523,584	469,591	415,840	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,236,137	1,164,242	1,092,658	1,021,385	950,422	879,770	809,428	739,397	669,676	600,265	531,164	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	3,802,059	3,580,884	3,360,664	3,141,400	2,923,091	2,705,738	2,489,338	2,273,895	2,059,407	1,845,874	1,633,296	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	8,434,750	7,940,666	7,448,715	6,958,899	6,471,217	5,985,669	5,502,256	5,020,977	4,541,831	4,064,820	3,589,943	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	16,630,718	15,383,784	14,142,281	12,906,208	11,675,566	10,450,354	9,230,573	8,016,222	6,807,303	5,603,813	4,405,754	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	13,536,354	10,939,560	8,337,286	5,746,610	3,167,533	586,385	-2,032,848	-4,649,101	-7,287,586	-9,921,810	-12,589,927	20%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	10,707,228	9,678,486	8,654,281	7,634,613	6,618,769	5,601,145	4,588,088	3,579,600	2,575,682	1,576,332	581,551	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	8,694,264	7,071,012	5,452,841	3,841,889	2,238,157	635,712	-988,418	-2,614,824	-4,245,696	-5,882,333	-7,528,071	20%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	14,192,620	13,670,677	13,151,017	12,633,638	12,118,543	11,605,731	11,095,202	10,586,954	10,080,990	9,577,308	9,075,909	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	6,773,340	6,705,792	6,638,537	6,571,574	6,504,902	6,438,523	6,372,434	6,306,639	6,241,134	6,175,921	6,111,000	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	4,309,314	4,084,128	3,859,916	3,636,675	3,414,408	3,193,113	2,972,790	2,753,440	2,535,062	2,317,658	2,101,225	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	9,018,442	8,497,165	7,978,168	7,461,448	6,947,008	6,434,845	5,924,962	5,417,356	4,912,030	4,408,982	3,908,212	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	10,350,269	9,463,142	8,579,900	7,700,542	6,825,070	5,953,483	5,085,780	4,221,962	3,362,029	2,505,981	1,653,817	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	9,928,462	8,519,439	7,116,643	5,720,075	4,329,737	2,939,806	1,546,899	160,289	-1,239,271	-2,653,937	-4,062,120	30%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	4,272,042	3,939,067	3,607,548	3,277,486	2,948,879	2,621,729	2,296,034	1,971,796	1,647,245	1,324,030	1,002,280	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	11,221,440	10,334,297	9,451,039	8,571,665	7,696,177	6,824,574	5,956,856	5,093,021	4,233,072	3,377,009	2,524,829	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	11,258,075	9,158,417	7,047,952	4,946,886	2,855,221	766,490	-1,353,386	-3,475,290	-5,611,570	-7,746,787	-9,909,044	25%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	9,339,077	8,702,717	8,069,142	7,438,352	6,810,345	6,185,123	5,562,686	4,943,033	4,326,166	3,712,082	3,100,784	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	11,593,922	9,889,331	8,195,841	6,516,551	4,851,461	3,200,570	1,550,020	-92,569	-1,744,225	-3,399,907	-5,046,198	30%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	7,244,106	7,001,297	6,760,409	6,521,443	6,284,397	6,049,272	5,816,069	5,584,785	5,355,424	5,127,983	4,902,464	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	11,812,476	10,487,686	9,168,736	7,855,626	6,548,356	5,246,926	3,951,336	2,661,586	1,377,614	84,893	-1,220,259	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	13,772,760	12,447,969	11,129,019	9,815,909	8,508,639	7,207,209	5,911,619	4,621,870	3,337,960	2,059,891	787,661	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	13,990,395	13,123,144	12,259,690	11,400,031	10,544,167	9,692,099	8,843,825	7,999,348	7,158,666	6,321,779	5,488,688	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	6,845,155	4,621,556	2,407,910	176,934	-2,076,096	-4,337,347	-6,606,118	-8,887,884	-11,181,468	-13,501,622	-15,859,316	10%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	32,603,629	30,041,568	27,490,719	24,951,085	22,422,664	19,903,475	17,384,642	14,877,079	12,380,789	9,895,770	7,417,864	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	5,219,687	5,129,625	5,039,951	4,950,667	4,861,771	4,773,265	4,685,148	4,597,419	4,510,080	4,423,129	4,336,568	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	27,872,522	26,210,449	24,555,718	22,908,330	21,268,285	19,635,582	18,010,222	16,392,206	14,781,532	13,178,201	11,582,213	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	19,237,959	18,162,323	17,091,333	16,024,989	14,963,292	13,906,241	12,853,835	11,806,077	10,762,965	9,724,499	8,690,679	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	12,730,869	10,537,683	8,350,584	6,173,232	4,005,626	1,838,751	-340,780	-2,538,350	-4,744,028	-6,954,462	-9,179,951	25%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	43,397,247	36,244,966	29,124,409	22,031,028	14,898,048	7,797,135	694,664	-6,531,034	-13,781,557	-21,059,479	-28,425,341	25%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	2,524,646	2,319,845	2,115,939	1,912,928	1,710,814	1,509,594	1,309,270	1,109,841	911,309	713,672	516,930	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	5,735,027	5,397,892	5,062,214	4,727,991	4,395,225	4,063,915	3,734,061	3,405,663	3,078,722	2,753,236	2,429,207	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	9,342,222	7,554,004	5,772,879	3,981,334	2,197,811	422,308	-1,367,129	-3,178,607	-4,981,825	-6,793,643	-8,611,215	20%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	11,147,275	9,359,059	7,578,776	5,806,427	4,030,407	2,254,904	487,422	-1,291,448	-3,092,877	-4,887,839	-6,693,445	25%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	8,370,588	7,720,066	7,072,391	6,427,559	5,785,575	5,146,434	4,510,140	3,876,691	3,246,089	2,618,331	1,993,419	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	12,026,475	10,352,627	8,685,990	7,011,817	5,345,111	3,685,873	2,034,099	388,910	-1,288,253	-2,963,672	-4,638,389	30%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	3,275,273	2,953,314	2,632,769	2,313,636	1,995,914	1,679,607	1,364,710	1,051,226	739,155	426,167	113,806	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	3,828,736	3,453,114	3,079,140	2,706,813	2,336,134	1,967,104	1,599,721	1,233,986	869,898	504,856	140,431	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	2,174,537	1,920,149	1,666,882	1,414,734	1,163,706	913,798	664,129	413,989	164,981	-84,161	-334,673	40%
47	High density extracare flatted scheme (60 flats)	60	£100,000	2,618,546	2,313,276	2,009,349	1,706,767	1,405,529	1,105,633	806,163	505,990	207,175	-91,660	-392,280	40%
48	High density extracare flatted scheme (70 flats)	70	£100,000	3,062,556	2,706,403	2,351,817	1,998,800	1,647,351	1,297,470	948,198	597,992	249,370	-99,160	-449,886	40%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £8,806 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	561,248	536,546	511,949	487,457	463,072	438,790	414,615	390,545	366,581	342,721	318,967	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,123,374	1,073,970	1,024,777	975,794	927,021	878,460	830,109	781,969	734,039	686,321	638,813	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	2,528,383	2,417,223	2,306,538	2,196,327	2,086,590	1,977,326	1,868,537	1,760,222	1,652,380	1,545,013	1,438,120	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	878,798	828,832	779,083	729,550	680,232	631,130	582,243	533,572	485,116	436,877	388,853	35%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,233,405	1,163,447	1,093,791	1,024,438	955,386	886,636	818,187	750,041	682,196	614,654	547,413	40%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,582,231	1,492,294	1,402,746	1,313,585	1,224,813	1,136,429	1,048,433	960,825	873,606	786,774	700,330	35%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	4,910,799	4,631,899	4,354,203	4,077,711	3,802,422	3,528,337	3,255,456	2,983,690	2,713,109	2,443,732	2,175,559	45%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	11,047,262	10,416,985	9,789,427	9,164,591	8,542,473	7,923,077	7,306,401	6,692,445	6,081,209	5,472,693	4,866,897	40%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	23,988,123	22,361,601	20,742,143	19,129,748	17,524,416	15,926,148	14,334,944	12,746,375	11,163,647	9,588,008	8,019,457	0%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	28,969,916	25,602,404	22,249,725	18,910,287	15,558,353	12,221,382	8,899,373	5,568,960	2,240,549	-1,106,760	-4,499,884	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	16,812,617	15,465,596	14,124,480	12,789,271	11,459,969	10,136,572	8,819,082	7,507,497	6,201,819	4,902,047	3,604,895	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	19,335,754	17,185,960	15,045,636	12,911,957	10,773,213	8,644,018	6,524,371	4,406,748	2,283,726	170,357	-1,989,087	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	16,953,538	16,287,665	15,624,695	14,964,626	14,307,459	13,653,195	13,001,832	12,353,372	11,707,814	11,065,157	10,421,296	5%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,108,453	7,023,437	6,938,788	6,854,505	6,770,589	6,687,039	6,603,857	6,521,043	6,438,594	6,356,513	6,274,799	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	5,426,362	5,142,944	4,860,749	4,579,777	4,300,028	4,021,503	3,744,200	3,468,120	3,193,264	2,919,631	2,647,221	25%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	11,716,550	11,054,619	10,395,571	9,739,407	9,086,127	8,435,731	7,788,218	7,143,589	6,501,844	5,862,983	5,227,005	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	15,318,445	14,176,357	13,039,249	11,907,124	10,779,979	9,657,816	8,540,633	7,422,854	6,309,965	5,202,084	4,099,209	15%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	18,143,406	16,317,653	14,499,917	12,690,201	10,888,505	9,094,827	7,305,173	5,511,588	3,726,094	1,947,276	157,256	15%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	6,028,362	5,603,829	5,181,146	4,760,312	4,341,329	3,924,195	3,508,912	3,095,480	2,683,896	2,274,164	1,866,281	15%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	16,176,524	15,034,420	13,897,297	12,765,156	11,637,995	10,515,816	9,398,618	8,286,401	7,179,164	6,073,111	4,970,221	35%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	23,598,479	20,876,559	18,166,623	15,468,670	12,763,049	10,065,616	7,380,271	4,691,880	2,001,234	-698,844	-3,441,869	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	12,757,905	11,944,734	11,135,107	10,329,025	9,526,488	8,727,496	7,932,049	7,140,146	6,351,788	5,566,975	4,785,706	30%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	21,581,236	19,361,825	17,160,357	14,962,191	12,782,357	10,620,852	8,477,678	6,345,251	4,218,493	2,110,245	3,514	10%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	8,447,558	8,139,723	7,834,320	7,531,349	7,230,811	6,932,704	6,637,029	6,343,786	6,052,974	5,764,594	5,478,646	0%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	19,544,652	17,825,597	16,114,076	14,410,090	12,713,639	11,023,129	9,330,230	7,644,916	5,967,191	4,297,052	2,634,501	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	21,475,475	19,756,420	18,044,898	16,340,913	14,644,462	12,955,546	11,274,164	9,600,318	7,927,474	6,257,335	4,594,784	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	18,734,587	17,620,017	16,510,307	15,405,458	14,305,466	13,210,336	12,120,064	11,034,653	9,954,100	8,878,407	7,807,575	40%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	20,602,211	17,711,223	14,833,048	11,943,582	9,063,643	6,192,432	3,305,600	426,555	-2,509,953	-5,467,506	-8,450,281	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	46,893,806	43,586,783	40,294,180	37,015,996	33,752,230	30,502,883	27,267,954	24,047,443	20,841,352	17,649,680	14,472,426	5%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	5,666,507	5,553,150	5,440,284	5,327,908	5,216,020	5,104,621	4,993,712	4,883,291	4,773,361	4,663,919	4,554,966	0%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	37,462,534	35,301,407	33,149,766	31,007,615	28,874,951	26,751,774	24,638,085	22,533,884	20,439,171	18,353,946	16,277,463	5%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	25,172,063	23,787,075	22,408,067	21,035,034	19,667,979	18,306,902	16,951,802	15,602,680	14,259,535	12,922,366	11,591,177	20%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	25,707,972	22,874,727	20,053,960	17,229,602	14,411,621	11,606,219	8,813,396	6,012,008	3,215,558	423,287	-2,419,688	5%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	85,949,977	76,643,567	67,378,138	58,153,690	48,970,223	39,827,737	30,699,646	21,550,617	12,424,797	3,253,434	-6,042,208	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	3,598,863	3,338,061	3,078,397	2,819,869	2,562,476	2,306,221	2,051,102	1,797,119	1,544,273	1,292,564	1,041,991	45%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	7,491,347	7,062,654	6,635,810	6,210,817	5,787,674	5,366,381	4,946,939	4,529,347	4,113,604	3,699,711	3,287,669	20%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	19,994,280	17,667,898	15,351,761	13,045,872	10,736,164	8,430,448	6,135,072	3,850,033	1,551,031	-751,017	-3,084,881	5%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	21,772,207	19,445,824	17,129,688	14,823,798	12,528,157	10,235,503	7,940,126	5,655,088	3,380,389	1,092,866	-1,205,552	5%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	11,853,937	11,021,825	10,193,340	9,368,481	8,547,250	7,729,644	6,915,667	6,105,317	5,298,592	4,495,495	3,696,026	25%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	21,827,663	19,656,343	17,494,561	15,332,296	13,174,451	11,026,211	8,887,577	6,758,548	4,628,943	2,497,603	375,964	15%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	5,052,849	4,638,225	4,225,411	3,814,409	3,405,217	2,997,837	2,592,268	2,188,509	1,786,562	1,386,426	988,102	20%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	5,902,576	5,418,843	4,937,222	4,457,715	3,980,320	3,505,040	3,031,871	2,560,815	2,091,873	1,625,044	1,160,327	25%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	3,602,947	3,274,095	2,946,683	2,620,712	2,296,181	1,973,091	1,651,441	1,331,231	1,012,461	695,132	378,297	5%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	4,332,639	3,938,010	3,545,112	3,153,941	2,764,498	2,376,785	1,990,800	1,606,542	1,224,013	843,214	463,144	15%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	5,062,330	4,601,927	4,143,540	3,687,169	3,232,815	2,780,478	2,330,157	1,881,853	1,435,566	991,295	547,992	20%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	561,248	536,546	511,949	487,457	463,072	438,790	414,615	390,545	366,581	342,721	318,967	20%
2	Low density housing scheme (4 houses)	4	£917,161	1,123,374	1,073,970	1,024,777	975,794	927,021	878,460	830,109	781,969	734,039	686,321	638,813	20%
3	Low density housing scheme (9 houses)	9	£2,081,956	2,528,383	2,417,223	2,306,538	2,196,327	2,086,590	1,977,326	1,868,537	1,760,222	1,652,380	1,545,013	1,438,120	20%
4	Medium density flatted sheme (5 flats)	5	£305,720	878,798	828,832	779,083	729,550	680,232	631,130	582,243	533,572	485,116	436,877	388,853	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,233,405	1,163,447	1,093,791	1,024,438	955,386	886,636	818,187	750,041	682,196	614,654	547,413	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,582,231	1,492,294	1,402,746	1,313,585	1,224,813	1,136,429	1,048,433	960,825	873,606	786,774	700,330	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	4,910,799	4,631,899	4,354,203	4,077,711	3,802,422	3,528,337	3,255,456	2,983,690	2,713,109	2,443,732	2,175,559	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	11,047,262	10,416,985	9,789,427	9,164,591	8,542,473	7,923,077	7,306,401	6,692,445	6,081,209	5,472,693	4,866,897	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	23,988,123	22,361,601	20,742,143	19,129,748	17,524,416	15,926,148	14,334,944	12,746,375	11,163,647	9,588,008	8,019,457	30%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	28,969,916	25,602,404	22,249,725	18,910,287	15,558,353	12,221,382	8,899,373	5,568,960	2,240,549	-1,106,760	-4,499,884	5%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	16,812,617	15,465,596	14,124,480	12,789,271	11,459,969	10,136,572	8,819,082	7,507,497	6,201,819	4,902,047	3,604,895	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	19,335,754	17,185,960	15,045,636	12,911,957	10,773,213	8,644,018	6,524,371	4,406,748	2,283,726	170,357	-1,989,087	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	16,953,538	16,287,665	15,624,695	14,964,626	14,307,459	13,653,195	13,001,832	12,353,372	11,707,814	11,065,157	10,421,296	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,108,453	7,023,437	6,938,788	6,854,505	6,770,589	6,687,039	6,603,857	6,521,043	6,438,594	6,356,513	6,274,799	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	5,426,362	5,142,944	4,860,749	4,579,777	4,300,028	4,021,503	3,744,200	3,468,120	3,193,264	2,919,631	2,647,221	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	11,716,550	11,054,619	10,395,571	9,739,407	9,086,127	8,435,731	7,788,218	7,143,589	6,501,844	5,862,983	5,227,005	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	15,318,445	14,176,357	13,039,249	11,907,124	10,779,979	9,657,816	8,540,633	7,422,854	6,309,965	5,202,084	4,099,209	35%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	18,143,406	16,317,653	14,499,917	12,690,201	10,888,505	9,094,827	7,305,173	5,511,588	3,726,094	1,947,276	157,256	30%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	6,028,362	5,603,829	5,181,146	4,760,312	4,341,329	3,924,195	3,508,912	3,095,480	2,683,896	2,274,164	1,866,281	40%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	16,176,524	15,034,420	13,897,297	12,765,156	11,637,995	10,515,816	9,398,618	8,286,401	7,179,164	6,073,111	4,970,221	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	23,598,479	20,876,559	18,166,623	15,468,670	12,763,049	10,065,616	7,380,271	4,691,880	2,001,234	-698,844	-3,441,869	15%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	12,757,905	11,944,734	11,135,107	10,329,025	9,526,488	8,727,496	7,932,049	7,140,146	6,351,788	5,566,975	4,785,706	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	21,581,236	19,361,825	17,160,357	14,962,191	12,782,357	10,620,852	8,477,678	6,345,251	4,218,493	2,110,245	3,514	25%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	8,447,558	8,139,723	7,834,320	7,531,349	7,230,811	6,932,704	6,637,029	6,343,786	6,052,974	5,764,594	5,478,646	45%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	19,544,652	17,825,597	16,114,076	14,410,090	12,713,639	11,023,129	9,330,230	7,644,916	5,967,191	4,297,052	2,634,501	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	21,475,475	19,756,420	18,044,898	16,340,913	14,644,462	12,955,546	11,274,164	9,600,318	7,927,474	6,257,335	4,594,784	10%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	18,734,587	17,620,017	16,510,307	15,405,458	14,305,466	13,210,336	12,120,064	11,034,653	9,954,100	8,878,407	7,807,575	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	20,602,211	17,711,223	14,833,048	11,943,582	9,063,643	6,192,432	3,305,600	426,555	-2,509,953	-5,467,506	-8,450,281	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	46,893,806	43,586,783	40,294,180	37,015,996	33,752,230	30,502,883	27,267,954	24,047,443	20,841,352	17,649,680	14,472,426	30%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	5,666,507	5,553,150	5,440,284	5,327,908	5,216,020	5,104,621	4,993,712	4,883,291	4,773,361	4,663,919	4,554,966	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	37,462,534	35,301,407	33,149,766	31,007,615	28,874,951	26,751,774	24,638,085	22,533,884	20,439,171	18,353,946	16,277,463	40%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	25,172,063	23,787,075	22,408,067	21,035,034	19,667,979	18,306,902	16,951,802	15,602,680	14,259,535	12,922,366	11,591,177	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	25,707,972	22,874,727	20,053,960	17,229,602	14,411,621	11,606,219	8,813,396	6,012,008	3,215,558	423,287	-2,419,688	20%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	85,949,977	76,643,567	67,378,138	58,153,690	48,970,223	39,827,737	30,699,646	21,550,617	12,424,797	3,253,434	-6,042,208	0%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	3,598,863	3,338,061	3,078,397	2,819,869	2,562,476	2,306,221	2,051,102	1,797,119	1,544,273	1,292,564	1,041,991	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	7,491,347	7,062,654	6,635,810	6,210,817	5,787,674	5,366,381	4,946,939	4,529,347	4,113,604	3,699,711	3,287,669	45%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	19,994,280	17,667,898	15,351,761	13,045,872	10,736,164	8,430,448	6,135,072	3,850,033	1,551,031	-751,017	-3,084,881	20%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	21,772,207	19,445,824	17,129,688	14,823,798	12,528,157	10,235,503	7,940,126	5,655,088	3,380,389	1,092,866	-1,205,552	20%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	11,853,937	11,021,825	10,193,340	9,368,481	8,547,250	7,729,644	6,915,667	6,105,317	5,298,592	4,495,495	3,696,026	40%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	21,827,663	19,656,343	17,494,561	15,332,296	13,174,451	11,026,211	8,887,577	6,758,548	4,628,943	2,497,603	375,964	30%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	5,052,849	4,638,225	4,225,411	3,814,409	3,405,217	2,997,837	2,592,268	2,188,509	1,786,562	1,386,426	988,102	35%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	5,902,576	5,418,843	4,937,222	4,457,715	3,980,320	3,505,040	3,031,871	2,560,815	2,091,873	1,625,044	1,160,327	40%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	3,602,947	3,274,095	2,946,683	2,620,712	2,296,181	1,973,091	1,651,441	1,331,231	1,012,461	695,132	378,297	25%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	4,332,639	3,938,010	3,545,112	3,153,941	2,764,498	2,376,785	1,990,800	1,606,542	1,224,013	843,214	463,144	30%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	5,062,330	4,601,927	4,143,540	3,687,169	3,232,815	2,780,478	2,330,157	1,881,853	1,435,566	991,295	547,992	35%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	561,248	536,546	511,949	487,457	463,072	438,790	414,615	390,545	366,581	342,721	318,967	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,123,374	1,073,970	1,024,777	975,794	927,021	878,460	830,109	781,969	734,039	686,321	638,813	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	2,528,383	2,417,223	2,306,538	2,196,327	2,086,590	1,977,326	1,868,537	1,760,222	1,652,380	1,545,013	1,438,120	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	878,798	828,832	779,083	729,550	680,232	631,130	582,243	533,572	485,116	436,877	388,853	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,233,405	1,163,447	1,093,791	1,024,438	955,386	886,636	818,187	750,041	682,196	614,654	547,413	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,582,231	1,492,294	1,402,746	1,313,585	1,224,813	1,136,429	1,048,433	960,825	873,606	786,774	700,330	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	4,910,799	4,631,899	4,354,203	4,077,711	3,802,422	3,528,337	3,255,456	2,983,690	2,713,109	2,443,732	2,175,559	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	11,047,262	10,416,985	9,789,427	9,164,591	8,542,473	7,923,077	7,306,401	6,692,445	6,081,209	5,472,693	4,866,897	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	23,988,123	22,361,601	20,742,143	19,129,748	17,524,416	15,926,148	14,334,944	12,746,375	11,163,647	9,588,008	8,019,457	45%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	28,969,916	25,602,404	22,249,725	18,910,287	15,558,353	12,221,382	8,899,373	5,568,960	2,240,549	-1,106,760	-4,499,884	20%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	16,812,617	15,465,596	14,124,480	12,789,271	11,459,969	10,136,572	8,819,082	7,507,497	6,201,819	4,902,047	3,604,895	15%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	19,335,754	17,185,960	15,045,636	12,911,957	10,773,213	8,644,018	6,524,371	4,406,748	2,283,726	170,357	-1,989,087	15%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	16,953,538	16,287,665	15,624,695	14,964,626	14,307,459	13,653,195	13,001,832	12,353,372	11,707,814	11,065,157	10,421,296	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,108,453	7,023,437	6,938,788	6,854,505	6,770,589	6,687,039	6,603,857	6,521,043	6,438,594	6,356,513	6,274,799	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	5,426,362	5,142,944	4,860,749	4,579,777	4,300,028	4,021,503	3,744,200	3,468,120	3,193,264	2,919,631	2,647,221	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	11,716,550	11,054,619	10,395,571	9,739,407	9,086,127	8,435,731	7,788,218	7,143,589	6,501,844	5,862,983	5,227,005	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	15,318,445	14,176,357	13,039,249	11,907,124	10,779,979	9,657,816	8,540,633	7,422,854	6,309,965	5,202,084	4,099,209	45%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	18,143,406	16,317,653	14,499,917	12,690,201	10,888,505	9,094,827	7,305,173	5,511,588	3,726,094	1,947,276	157,256	35%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	6,028,362	5,603,829	5,181,146	4,760,312	4,341,329	3,924,195	3,508,912	3,095,480	2,683,896	2,274,164	1,866,281	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	16,176,524	15,034,420	13,897,297	12,765,156	11,637,995	10,515,816	9,398,618	8,286,401	7,179,164	6,073,111	4,970,221	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	23,598,479	20,876,559	18,166,623	15,468,670	12,763,049	10,065,616	7,380,271	4,691,880	2,001,234	-698,844	-3,441,869	25%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	12,757,905	11,944,734	11,135,107	10,329,025	9,526,488	8,727,496	7,932,049	7,140,146	6,351,788	5,566,975	4,785,706	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	21,581,236	19,361,825	17,160,357	14,962,191	12,782,357	10,620,852	8,477,678	6,345,251	4,218,493	2,110,245	3,514	35%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	8,447,558	8,139,723	7,834,320	7,531,349	7,230,811	6,932,704	6,637,029	6,343,786	6,052,974	5,764,594	5,478,646	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	19,544,652	17,825,597	16,114,076	14,410,090	12,713,639	11,023,129	9,330,230	7,644,916	5,967,191	4,297,052	2,634,501	15%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	21,475,475	19,756,420	18,044,898	16,340,913	14,644,462	12,955,546	11,274,164	9,600,318	7,927,474	6,257,335	4,594,784	30%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	18,734,587	17,620,017	16,510,307	15,405,458	14,305,466	13,210,336	12,120,064	11,034,653	9,954,100	8,878,407	7,807,575	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	20,602,211	17,711,223	14,833,048	11,943,582	9,063,643	6,192,432	3,305,600	426,555	-2,509,953	-5,467,506	-8,450,281	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	46,893,806	43,586,783	40,294,180	37,015,996	33,752,230	30,502,883	27,267,954	24,047,443	20,841,352	17,649,680	14,472,426	45%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	5,666,507	5,553,150	5,440,284	5,327,908	5,216,020	5,104,621	4,993,712	4,883,291	4,773,361	4,663,919	4,554,966	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	37,462,534	35,301,407	33,149,766	31,007,615	28,874,951	26,751,774	24,638,085	22,533,884	20,439,171	18,353,946	16,277,463	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	25,172,063	23,787,075	22,408,067	21,035,034	19,667,979	18,306,902	16,951,802	15,602,680	14,259,535	12,922,366	11,591,177	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	25,707,972	22,874,727	20,053,960	17,229,602	14,411,621	11,606,219	8,813,396	6,012,008	3,215,558	423,287	-2,419,688	30%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	85,949,977	76,643,567	67,378,138	58,153,690	48,970,223	39,827,737	30,699,646	21,550,617	12,424,797	3,253,434	-6,042,208	10%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	3,598,863	3,338,061	3,078,397	2,819,869	2,562,476	2,306,221	2,051,102	1,797,119	1,544,273	1,292,564	1,041,991	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	7,491,347	7,062,654	6,635,810	6,210,817	5,787,674	5,366,381	4,946,939	4,529,347	4,113,604	3,699,711	3,287,669	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	19,994,280	17,667,898	15,351,761	13,045,872	10,736,164	8,430,448	6,135,072	3,850,033	1,551,031	-751,017	-3,084,881	25%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	21,772,207	19,445,824	17,129,688	14,823,798	12,528,157	10,235,503	7,940,126	5,655,088	3,380,389	1,092,866	-1,205,552	30%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	11,853,937	11,021,825	10,193,340	9,368,481	8,547,250	7,729,644	6,915,667	6,105,317	5,298,592	4,495,495	3,696,026	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	21,827,663	19,656,343	17,494,561	15,332,296	13,174,451	11,026,211	8,887,577	6,758,548	4,628,943	2,497,603	375,964	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	5,052,849	4,638,225	4,225,411	3,814,409	3,405,217	2,997,837	2,592,268	2,188,509	1,786,562	1,386,426	988,102	45%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	5,902,576	5,418,843	4,937,222	4,457,715	3,980,320	3,505,040	3,031,871	2,560,815	2,091,873	1,625,044	1,160,327	45%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	3,602,947	3,274,095	2,946,683	2,620,712	2,296,181	1,973,091	1,651,441	1,331,231	1,012,461	695,132	378,297	35%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	4,332,639	3,938,010	3,545,112	3,153,941	2,764,498	2,376,785	1,990,800	1,606,542	1,224,013	843,214	463,144	40%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	5,062,330	4,601,927	4,143,540	3,687,169	3,232,815	2,780,478	2,330,157	1,881,853	1,435,566	991,295	547,992	40%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	561,248	536,546	511,949	487,457	463,072	438,790	414,615	390,545	366,581	342,721	318,967	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,123,374	1,073,970	1,024,777	975,794	927,021	878,460	830,109	781,969	734,039	686,321	638,813	50%
3	Low density housing scheme (9 houses)	9	£113,500	2,528,383	2,417,223	2,306,538	2,196,327	2,086,590	1,977,326	1,868,537	1,760,222	1,652,380	1,545,013	1,438,120	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	878,798	828,832	779,083	729,550	680,232	631,130	582,243	533,572	485,116	436,877	388,853	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,233,405	1,163,447	1,093,791	1,024,438	955,386	886,636	818,187	750,041	682,196	614,654	547,413	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,582,231	1,492,294	1,402,746	1,313,585	1,224,813	1,136,429	1,048,433	960,825	873,606	786,774	700,330	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	4,910,799	4,631,899	4,354,203	4,077,711	3,802,422	3,528,337	3,255,456	2,983,690	2,713,109	2,443,732	2,175,559	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	11,047,262	10,416,985	9,789,427	9,164,591	8,542,473	7,923,077	7,306,401	6,692,445	6,081,209	5,472,693	4,866,897	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	23,988,123	22,361,601	20,742,143	19,129,748	17,524,416	15,926,148	14,334,944	12,746,375	11,163,647	9,588,008	8,019,457	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	28,969,916	25,602,404	22,249,725	18,910,287	15,558,353	12,221,382	8,899,373	5,568,960	2,240,549	-1,106,760	-4,499,884	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	16,812,617	15,465,596	14,124,480	12,789,271	11,459,969	10,136,572	8,819,082	7,507,497	6,201,819	4,902,047	3,604,895	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	19,335,754	17,185,960	15,045,636	12,911,957	10,773,213	8,644,018	6,524,371	4,406,748	2,283,726	170,357	-1,989,087	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	16,953,538	16,287,665	15,624,695	14,964,626	14,307,459	13,653,195	13,001,832	12,353,372	11,707,814	11,065,157	10,421,296	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,108,453	7,023,437	6,938,788	6,854,505	6,770,589	6,687,039	6,603,857	6,521,043	6,438,594	6,356,513	6,274,799	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	5,426,362	5,142,944	4,860,749	4,579,777	4,300,028	4,021,503	3,744,200	3,468,120	3,193,264	2,919,631	2,647,221	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	11,716,550	11,054,619	10,395,571	9,739,407	9,086,127	8,435,731	7,788,218	7,143,589	6,501,844	5,862,983	5,227,005	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	15,318,445	14,176,357	13,039,249	11,907,124	10,779,979	9,657,816	8,540,633	7,422,854	6,309,965	5,202,084	4,099,209	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	18,143,406	16,317,653	14,499,917	12,690,201	10,888,505	9,094,827	7,305,173	5,511,588	3,726,094	1,947,276	157,256	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	6,028,362	5,603,829	5,181,146	4,760,312	4,341,329	3,924,195	3,508,912	3,095,480	2,683,896	2,274,164	1,866,281	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	16,176,524	15,034,420	13,897,297	12,765,156	11,637,995	10,515,816	9,398,618	8,286,401	7,179,164	6,073,111	4,970,221	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	23,598,479	20,876,559	18,166,623	15,468,670	12,763,049	10,065,616	7,380,271	4,691,880	2,001,234	-698,844	-3,441,869	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	12,757,905	11,944,734	11,135,107	10,329,025	9,526,488	8,727,496	7,932,049	7,140,146	6,351,788	5,566,975	4,785,706	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	21,581,236	19,361,825	17,160,357	14,962,191	12,782,357	10,620,852	8,477,678	6,345,251	4,218,493	2,110,245	3,514	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	8,447,558	8,139,723	7,834,320	7,531,349	7,230,811	6,932,704	6,637,029	6,343,786	6,052,974	5,764,594	5,478,646	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	19,544,652	17,825,597	16,114,076	14,410,090	12,713,639	11,023,129	9,330,230	7,644,916	5,967,191	4,297,052	2,634,501	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	21,475,475	19,756,420	18,044,898	16,340,913	14,644,462	12,955,546	11,274,164	9,600,318	7,927,474	6,257,335	4,594,784	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	18,734,587	17,620,017	16,510,307	15,405,458	14,305,466	13,210,336	12,120,064	11,034,653	9,954,100	8,878,407	7,807,575	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	20,602,211	17,711,223	14,833,048	11,943,582	9,063,643	6,192,432	3,305,600	426,555	-2,509,953	-5,467,506	-8,450,281	30%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	46,893,806	43,586,783	40,294,180	37,015,996	33,752,230	30,502,883	27,267,954	24,047,443	20,841,352	17,649,680	14,472,426	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	5,666,507	5,553,150	5,440,284	5,327,908	5,216,020	5,104,621	4,993,712	4,883,291	4,773,361	4,663,919	4,554,966	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	37,462,534	35,301,407	33,149,766	31,007,615	28,874,951	26,751,774	24,638,085	22,533,884	20,439,171	18,353,946	16,277,463	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	25,172,063	23,787,075	22,408,067	21,035,034	19,667,979	18,306,902	16,951,802	15,602,680	14,259,535	12,922,366	11,591,177	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	25,707,972	22,874,727	20,053,960	17,229,602	14,411,621	11,606,219	8,813,396	6,012,008	3,215,558	423,287	-2,419,688	40%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	85,949,977	76,643,567	67,378,138	58,153,690	48,970,223	39,827,737	30,699,646	21,550,617	12,424,797	3,253,434	-6,042,208	40%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	3,598,863	3,338,061	3,078,397	2,819,869	2,562,476	2,306,221	2,051,102	1,797,119	1,544,273	1,292,564	1,041,991	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	7,491,347	7,062,654	6,635,810	6,210,817	5,787,674	5,366,381	4,946,939	4,529,347	4,113,604	3,699,711	3,287,669	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	19,994,280	17,667,898	15,351,761	13,045,872	10,736,164	8,430,448	6,135,072	3,850,033	1,551,031	-751,017	-3,084,881	40%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	21,772,207	19,445,824	17,129,688	14,823,798	12,528,157	10,235,503	7,940,126	5,655,088	3,380,389	1,092,866	-1,205,552	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	11,853,937	11,021,825	10,193,340	9,368,481	8,547,250	7,729,644	6,915,667	6,105,317	5,298,592	4,495,495	3,696,026	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	21,827,663	19,656,343	17,494,561	15,332,296	13,174,451	11,026,211	8,887,577	6,758,548	4,628,943	2,497,603	375,964	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	5,052,849	4,638,225	4,225,411	3,814,409	3,405,217	2,997,837	2,592,268	2,188,509	1,786,562	1,386,426	988,102	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	5,902,576	5,418,843	4,937,222	4,457,715	3,980,320	3,505,040	3,031,871	2,560,815	2,091,873	1,625,044	1,160,327	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,393	-302,366	-302,339	-302,312	-302,285	-302,258	-302,231	-302,203	-302,176	-302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	3,602,947	3,274,095	2,946,683	2,620,712	2,296,181	1,973,091	1,651,441	1,331,231	1,012,461	695,132	378,297	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	4,332,639	3,938,010	3,545,112	3,153,941	2,764,498	2,376,785	1,990,800	1,606,542	1,224,013	843,214	463,144	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	5,062,330	4,601,927	4,143,540	3,687,169	3,232,815	2,780,478	2,330,157	1,881,853	1,435,566	991,295	547,992	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £9,583 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	651,730	622,310	593,018	563,850	534,808	505,891	477,100	448,436	419,896	391,482	363,193	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,304,339	1,245,501	1,186,913	1,128,578	1,070,494	1,012,661	955,079	897,749	840,670	783,842	727,266	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	2,935,552	2,803,167	2,671,347	2,540,091	2,409,403	2,279,279	2,149,720	2,020,726	1,892,298	1,764,435	1,637,138	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,071,072	1,011,084	951,354	891,884	832,671	773,718	715,024	656,588	598,411	540,493	482,834	45%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,502,590	1,418,599	1,334,971	1,251,705	1,168,801	1,086,260	1,004,080	922,263	840,808	759,716	678,986	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,928,326	1,820,346	1,712,833	1,605,786	1,499,204	1,393,088	1,287,439	1,182,254	1,077,536	973,283	869,495	45%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	6,009,985	5,673,785	5,339,034	5,005,732	4,673,881	4,343,481	4,014,530	3,687,029	3,360,979	3,036,379	2,713,229	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	13,641,031	12,875,721	12,113,712	11,355,005	10,599,599	9,847,494	9,098,690	8,353,188	7,610,987	6,872,087	6,136,488	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	31,298,923	29,291,282	27,292,345	25,302,110	23,320,579	21,347,752	19,383,627	17,428,206	15,481,487	13,543,473	11,614,161	20%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	44,162,114	40,027,074	35,910,163	31,811,382	27,730,732	23,639,719	19,565,045	15,508,639	11,444,849	7,386,530	3,321,599	5%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	22,865,811	21,208,858	19,559,144	17,916,668	16,281,430	14,653,432	13,032,670	11,413,688	9,799,316	8,192,220	6,592,400	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	29,810,827	27,129,735	24,460,397	21,802,812	19,156,980	16,506,604	13,865,917	11,237,067	8,613,341	5,984,183	3,365,907	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	19,714,454	18,904,653	18,098,373	17,295,613	16,496,376	15,700,659	14,908,464	14,119,790	13,334,638	12,549,366	11,764,541	20%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,443,568	7,341,082	7,239,038	7,137,435	7,036,275	6,935,557	6,835,281	6,735,447	6,636,055	6,537,106	6,438,598	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	6,543,411	6,201,760	5,861,583	5,522,879	5,185,649	4,849,892	4,515,610	4,182,801	3,851,466	3,521,605	3,193,217	40%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	14,390,682	13,589,459	12,791,720	11,997,462	11,206,688	10,419,396	9,635,586	8,855,260	8,078,416	7,305,055	6,535,177	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	20,263,531	18,863,651	17,469,861	16,082,161	14,700,553	13,325,033	11,955,606	10,592,268	9,235,019	7,883,863	6,538,795	30%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	26,244,955	24,008,209	21,781,248	19,564,073	17,356,683	15,159,078	12,971,258	10,777,344	8,593,164	6,418,841	4,240,274	30%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	7,784,683	7,268,591	6,754,743	6,243,138	5,733,778	5,226,662	4,721,790	4,219,162	3,718,778	3,220,639	2,724,743	30%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	21,121,610	19,721,714	18,327,909	16,940,193	15,558,569	14,183,033	12,813,590	11,450,236	10,092,973	8,741,799	7,396,717	45%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	35,852,225	32,491,506	29,145,519	25,814,264	22,497,740	19,195,949	15,908,890	12,636,561	9,361,536	6,087,502	2,810,603	15%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	16,176,073	15,184,709	14,197,656	13,214,916	12,236,486	11,262,369	10,292,563	9,327,068	8,365,885	7,409,013	6,456,453	40%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	31,437,675	28,699,258	25,983,108	23,279,690	20,592,922	17,928,553	15,286,584	12,667,012	10,052,861	7,457,411	4,881,903	25%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	9,651,009	9,278,149	8,908,231	8,541,257	8,177,225	7,816,136	7,457,989	7,102,785	6,750,524	6,401,205	6,054,829	5%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	27,237,517	25,117,425	23,006,594	20,905,023	18,812,712	16,729,662	14,655,871	12,591,342	10,536,074	8,490,064	6,441,624	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	29,168,340	27,048,248	24,937,417	22,835,845	20,743,534	18,660,484	16,586,694	14,522,165	12,466,896	10,420,887	8,384,139	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	23,463,095	22,102,951	20,748,723	19,400,409	18,058,013	16,721,530	15,390,964	14,066,313	12,747,577	11,434,757	10,126,461	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	34,198,289	30,598,524	27,014,622	23,446,586	19,894,412	16,358,104	12,837,660	9,318,460	5,793,498	2,256,203	- 1,315,638	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	61,019,151	57,008,238	53,014,767	49,025,574	45,049,347	41,090,641	37,136,448	33,190,210	29,261,597	25,350,607	21,457,241	20%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	6,113,326	5,976,677	5,840,617	5,705,149	5,570,268	5,435,977	5,302,276	5,169,164	5,036,642	4,904,709	4,773,365	0%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	46,972,385	44,315,499	41,670,235	39,036,592	36,414,569	33,804,167	31,205,387	28,618,228	26,042,689	23,478,772	20,926,475	20%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	31,058,435	29,366,253	27,681,369	26,003,785	24,333,500	22,670,515	21,014,829	19,366,442	17,725,354	16,091,565	14,465,076	35%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	38,497,690	35,017,216	31,552,001	28,102,043	24,647,108	21,204,808	17,777,870	14,366,294	10,942,093	7,531,212	4,116,896	20%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	128,318,625	116,898,683	105,445,557	94,025,243	82,655,441	71,336,149	60,067,369	48,849,101	37,681,342	26,564,097	15,401,653	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	4,673,080	4,356,279	4,040,855	3,726,808	3,414,139	3,102,847	2,792,933	2,484,396	2,177,237	1,871,455	1,567,051	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	9,247,667	8,727,416	8,209,407	7,693,643	7,180,124	6,668,849	6,159,816	5,653,029	5,148,485	4,646,186	4,146,131	30%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	30,499,239	27,642,101	24,797,491	21,965,409	19,138,010	16,310,580	13,495,769	10,693,578	7,892,026	5,088,050	2,294,834	20%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	32,250,445	29,393,308	26,548,698	23,716,614	20,897,059	18,088,507	15,273,695	12,471,505	9,681,934	6,893,105	4,101,871	25%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	15,337,286	14,323,583	13,314,289	12,309,403	11,308,925	10,312,855	9,321,194	8,333,941	7,351,097	6,372,660	5,398,632	35%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	31,525,634	28,862,021	26,198,795	23,544,457	20,901,835	18,270,929	15,651,739	13,044,265	10,435,400	7,830,421	5,237,255	30%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	6,830,427	6,323,135	5,818,053	5,315,181	4,814,519	4,316,067	3,819,824	3,325,792	2,833,970	2,344,357	1,856,953	35%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	7,976,416	7,384,572	6,795,305	6,208,617	5,624,506	5,042,975	4,464,021	3,887,645	3,313,847	2,742,628	2,173,987	40%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	5,031,357	4,628,041	4,226,485	3,826,690	3,428,656	3,032,382	2,637,870	2,245,118	1,854,127	1,464,898	1,077,428	20%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	6,046,730	5,562,745	5,080,873	4,601,114	4,123,468	3,647,935	3,174,515	2,703,207	2,234,013	1,766,932	1,301,964	30%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	7,062,104	6,497,450	5,935,262	5,375,538	4,818,281	4,263,487	3,711,160	3,161,296	2,613,899	2,068,966	1,526,499	35%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	651,730	622,310	593,018	563,850	534,808	505,891	477,100	448,436	419,896	391,482	363,193	30%
2	Low density housing scheme (4 houses)	4	£917,161	1,304,339	1,245,501	1,186,913	1,128,578	1,070,494	1,012,661	955,079	897,749	840,670	783,842	727,266	30%
3	Low density housing scheme (9 houses)	9	£2,081,956	2,935,552	2,803,167	2,671,347	2,540,091	2,409,403	2,279,279	2,149,720	2,020,726	1,892,298	1,764,435	1,637,138	30%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,071,072	1,011,084	951,354	891,884	832,671	773,718	715,024	656,588	598,411	540,493	482,834	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,502,590	1,418,599	1,334,971	1,251,705	1,168,801	1,086,260	1,004,080	922,263	840,808	759,716	678,986	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,928,326	1,820,346	1,712,833	1,605,786	1,499,204	1,393,088	1,287,439	1,182,254	1,077,536	973,283	869,495	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	6,009,985	5,673,785	5,339,034	5,005,732	4,673,881	4,343,481	4,014,530	3,687,029	3,360,979	3,036,379	2,713,229	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	13,641,031	12,875,721	12,113,712	11,355,005	10,599,599	9,847,494	9,098,690	8,353,188	7,610,987	6,872,087	6,136,488	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	31,298,923	29,291,282	27,292,345	25,302,110	23,320,579	21,347,752	19,383,627	17,428,206	15,481,487	13,543,473	11,614,161	45%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	44,162,114	40,027,074	35,910,163	31,811,382	27,730,732	23,639,719	19,565,045	15,508,639	11,444,849	7,386,530	3,321,599	25%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	22,865,811	21,208,858	19,559,144	17,916,668	16,281,430	14,653,432	13,032,670	11,413,688	9,799,316	8,192,220	6,592,400	10%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	29,810,827	27,129,735	24,460,397	21,802,812	19,156,980	16,506,604	13,865,917	11,237,067	8,613,341	5,984,183	3,365,907	20%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	19,714,454	18,904,653	18,098,373	17,295,613	16,496,376	15,700,659	14,908,464	14,119,790	13,334,638	12,549,366	11,764,541	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,443,568	7,341,082	7,239,038	7,137,435	7,036,275	6,935,557	6,835,281	6,735,447	6,636,055	6,537,106	6,438,598	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	6,543,411	6,201,760	5,861,583	5,522,879	5,185,649	4,849,892	4,515,610	4,182,801	3,851,466	3,521,605	3,193,217	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	14,390,682	13,589,459	12,791,720	11,997,462	11,206,688	10,419,396	9,635,586	8,855,260	8,078,416	7,305,055	6,535,177	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	20,263,531	18,863,651	17,469,861	16,082,161	14,700,553	13,325,033	11,955,606	10,592,268	9,235,019	7,883,863	6,538,795	45%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	26,244,955	24,008,209	21,781,248	19,564,073	17,356,683	15,159,078	12,971,258	10,777,344	8,593,164	6,418,841	4,240,274	40%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	7,784,683	7,268,591	6,754,743	6,243,138	5,733,778	5,226,662	4,721,790	4,219,162	3,718,778	3,220,639	2,724,743	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	21,121,610	19,721,714	18,327,909	16,940,193	15,558,569	14,183,033	12,813,590	11,450,236	10,092,973	8,741,799	7,396,717	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	35,852,225	32,491,506	29,145,519	25,814,264	22,497,740	19,195,949	15,908,890	12,636,561	9,361,536	6,087,502	2,810,603	30%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	16,176,073	15,184,709	14,197,656	13,214,916	12,236,486	11,262,369	10,292,563	9,327,068	8,365,885	7,409,013	6,456,453	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	31,437,675	28,699,258	25,983,108	23,279,690	20,592,922	17,928,553	15,286,584	12,667,012	10,052,861	7,457,411	4,881,903	40%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	9,651,009	9,278,149	8,908,231	8,541,257	8,177,225	7,816,136	7,457,989	7,102,785	6,750,524	6,401,205	6,054,829	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	27,237,517	25,117,425	23,006,594	20,905,023	18,812,712	16,729,662	14,655,871	12,591,342	10,536,074	8,490,064	6,441,624	10%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	29,168,340	27,048,248	24,937,417	22,835,845	20,743,534	18,660,484	16,586,694	14,522,165	12,466,896	10,420,887	8,384,139	30%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	23,463,095	22,102,951	20,748,723	19,400,409	18,058,013	16,721,530	15,390,964	14,066,313	12,747,577	11,434,757	10,126,461	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	34,198,289	30,598,524	27,014,622	23,446,586	19,894,412	16,358,104	12,837,660	9,318,460	5,793,498	2,256,203	- 1,315,638	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	61,019,151	57,008,238	53,014,767	49,025,574	45,049,347	41,090,641	37,136,448	33,190,210	29,261,597	25,350,607	21,457,241	40%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,113,326	5,976,677	5,840,617	5,705,149	5,570,268	5,435,977	5,302,276	5,169,164	5,036,642	4,904,709	4,773,365	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	46,972,385	44,315,499	41,670,235	39,036,592	36,414,569	33,804,167	31,205,387	28,618,228	26,042,689	23,478,772	20,926,475	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	31,058,435	29,366,253	27,681,369	26,003,785	24,333,500	22,670,515	21,014,829	19,366,442	17,725,354	16,091,565	14,465,076	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	38,497,690	35,017,216	31,552,001	28,102,043	24,647,108	21,204,808	17,777,870	14,366,294	10,942,093	7,531,212	4,116,896	35%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	128,318,625	116,898,683	105,445,557	94,025,243	82,655,441	71,336,149	60,067,369	48,849,101	37,681,342	26,564,097	15,401,653	10%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	4,673,080	4,356,279	4,040,855	3,726,808	3,414,139	3,102,847	2,792,933	2,484,396	2,177,237	1,871,455	1,567,051	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	9,247,667	8,727,416	8,209,407	7,693,643	7,180,124	6,668,849	6,159,816	5,653,029	5,148,485	4,646,186	4,146,131	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	30,499,239	27,642,101	24,797,491	21,965,409	19,138,010	16,310,580	13,495,769	10,693,578	7,892,026	5,088,050	2,294,834	35%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	32,250,445	29,393,308	26,548,698	23,716,614	20,897,059	18,088,507	15,273,695	12,471,505	9,681,934	6,893,105	4,101,871	35%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	15,337,286	14,323,583	13,314,289	12,309,403	11,308,925	10,312,855	9,321,194	8,333,941	7,351,097	6,372,660	5,398,632	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	31,525,634	28,862,021	26,198,795	23,544,457	20,901,835	18,270,929	15,651,739	13,044,265	10,435,400	7,830,421	5,237,255	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	6,830,427	6,323,135	5,818,053	5,315,181	4,814,519	4,316,067	3,819,824	3,325,792	2,833,970	2,344,357	1,856,953	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	7,976,416	7,384,572	6,795,305	6,208,617	5,624,506	5,042,975	4,464,021	3,887,645	3,313,847	2,742,628	2,173,987	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	5,031,357	4,628,041	4,226,485	3,826,690	3,428,656	3,032,382	2,637,870	2,245,118	1,854,127	1,464,898	1,077,428	40%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	6,046,730	5,562,745	5,080,873	4,601,114	4,123,468	3,647,935	3,174,515	2,703,207	2,234,013	1,766,932	1,301,964	40%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	7,062,104	6,497,450	5,935,262	5,375,538	4,818,281	4,263,487	3,711,160	3,161,296	2,613,899	2,068,966	1,526,499	45%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	651,730	622,310	593,018	563,850	534,808	505,891	477,100	448,436	419,896	391,482	363,193	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,304,339	1,245,501	1,186,913	1,128,578	1,070,494	1,012,661	955,079	897,749	840,670	783,842	727,266	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	2,935,552	2,803,167	2,671,347	2,540,091	2,409,403	2,279,279	2,149,720	2,020,726	1,892,298	1,764,435	1,637,138	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,071,072	1,011,084	951,354	891,884	832,671	773,718	715,024	656,588	598,411	540,493	482,834	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,502,590	1,418,599	1,334,971	1,251,705	1,168,801	1,086,260	1,004,080	922,263	840,808	759,716	678,986	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,928,326	1,820,346	1,712,833	1,605,786	1,499,204	1,393,088	1,287,439	1,182,254	1,077,536	973,283	869,495	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	6,009,985	5,673,785	5,339,034	5,005,732	4,673,881	4,343,481	4,014,530	3,687,029	3,360,979	3,036,379	2,713,229	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	13,641,031	12,875,721	12,113,712	11,355,005	10,599,599	9,847,494	9,098,690	8,353,188	7,610,987	6,872,087	6,136,488	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	31,298,923	29,291,282	27,292,345	25,302,110	23,320,579	21,347,752	19,383,627	17,428,206	15,481,487	13,543,473	11,614,161	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	44,162,114	40,027,074	35,910,163	31,811,382	27,730,732	23,639,719	19,565,045	15,508,639	11,444,849	7,386,530	3,321,599	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	22,865,811	21,208,858	19,559,144	17,916,668	16,281,430	14,653,432	13,032,670	11,413,688	9,799,316	8,192,220	6,592,400	30%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	29,810,827	27,129,735	24,460,397	21,802,812	19,156,980	16,506,604	13,865,917	11,237,067	8,613,341	5,984,183	3,365,907	30%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	19,714,454	18,904,653	18,098,373	17,295,613	16,496,376	15,700,659	14,908,464	14,119,790	13,334,638	12,549,366	11,764,541	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,443,568	7,341,082	7,239,038	7,137,435	7,036,275	6,935,557	6,835,281	6,735,447	6,636,055	6,537,106	6,438,598	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	6,543,411	6,201,760	5,861,583	5,522,879	5,185,649	4,849,892	4,515,610	4,182,801	3,851,466	3,521,605	3,193,217	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	14,390,682	13,589,459	12,791,720	11,997,462	11,206,688	10,419,396	9,635,586	8,855,260	8,078,416	7,305,055	6,535,177	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	20,263,531	18,863,651	17,469,861	16,082,161	14,700,553	13,325,033	11,955,606	10,592,268	9,235,019	7,883,863	6,538,795	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	26,244,955	24,008,209	21,781,248	19,564,073	17,356,683	15,159,078	12,971,258	10,777,344	8,593,164	6,418,841	4,240,274	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	7,784,683	7,268,591	6,754,743	6,243,138	5,733,778	5,226,662	4,721,790	4,219,162	3,718,778	3,220,639	2,724,743	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	21,121,610	19,721,714	18,327,909	16,940,193	15,558,569	14,183,033	12,813,590	11,450,236	10,092,973	8,741,799	7,396,717	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	35,852,225	32,491,506	29,145,519	25,814,264	22,497,740	19,195,949	15,908,890	12,636,561	9,361,536	6,087,502	2,810,603	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	16,176,073	15,184,709	14,197,656	13,214,916	12,236,486	11,262,369	10,292,563	9,327,068	8,365,885	7,409,013	6,456,453	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	31,437,675	28,699,258	25,983,108	23,279,690	20,592,922	17,928,553	15,286,584	12,667,012	10,052,861	7,457,411	4,881,903	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	9,651,009	9,278,149	8,908,231	8,541,257	8,177,225	7,816,136	7,457,989	7,102,785	6,750,524	6,401,205	6,054,829	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	27,237,517	25,117,425	23,006,594	20,905,023	18,812,712	16,729,662	14,655,871	12,591,342	10,536,074	8,490,064	6,441,624	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	29,168,340	27,048,248	24,937,417	22,835,845	20,743,534	18,660,484	16,586,694	14,522,165	12,466,896	10,420,887	8,384,139	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	23,463,095	22,102,951	20,748,723	19,400,409	18,058,013	16,721,530	15,390,964	14,066,313	12,747,577	11,434,757	10,126,461	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	34,198,289	30,598,524	27,014,622	23,446,586	19,894,412	16,358,104	12,837,660	9,318,460	5,793,498	2,256,203	- 1,315,638	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	61,019,151	57,008,238	53,014,767	49,025,574	45,049,347	41,090,641	37,136,448	33,190,210	29,261,597	25,350,607	21,457,241	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,113,326	5,976,677	5,840,617	5,705,149	5,570,268	5,435,977	5,302,276	5,169,164	5,036,642	4,904,709	4,773,365	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	46,972,385	44,315,499	41,670,235	39,036,592	36,414,569	33,804,167	31,205,387	28,618,228	26,042,689	23,478,772	20,926,475	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	31,058,435	29,366,253	27,681,369	26,003,785	24,333,500	22,670,515	21,014,829	19,366,442	17,725,354	16,091,565	14,465,076	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	38,497,690	35,017,216	31,552,001	28,102,043	24,647,108	21,204,808	17,777,870	14,366,294	10,942,093	7,531,212	4,116,896	40%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	128,318,625	116,898,683	105,445,557	94,025,243	82,655,441	71,336,149	60,067,369	48,849,101	37,681,342	26,564,097	15,401,653	25%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	4,673,080	4,356,279	4,040,855	3,726,808	3,414,139	3,102,847	2,792,933	2,484,396	2,177,237	1,871,455	1,567,051	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	9,247,667	8,727,416	8,209,407	7,693,643	7,180,124	6,668,849	6,159,816	5,653,029	5,148,485	4,646,186	4,146,131	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	30,499,239	27,642,101	24,797,491	21,965,409	19,138,010	16,310,580	13,495,769	10,693,578	7,892,026	5,088,050	2,294,834	40%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	32,250,445	29,393,308	26,548,698	23,716,614	20,897,059	18,088,507	15,273,695	12,471,505	9,681,934	6,893,105	4,101,871	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	15,337,286	14,323,583	13,314,289	12,309,403	11,308,925	10,312,855	9,321,194	8,333,941	7,351,097	6,372,660	5,398,632	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	31,525,634	28,862,021	26,198,795	23,544,457	20,901,835	18,270,929	15,651,739	13,044,265	10,435,400	7,830,421	5,237,255	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	6,830,427	6,323,135	5,818,053	5,315,181	4,814,519	4,316,067	3,819,824	3,325,792	2,833,970	2,344,357	1,856,953	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	7,976,416	7,384,572	6,795,305	6,208,617	5,624,506	5,042,975	4,464,021	3,887,645	3,313,847	2,742,628	2,173,987	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	5,031,357	4,628,041	4,226,485	3,826,690	3,428,656	3,032,382	2,637,870	2,245,118	1,854,127	1,464,898	1,077,428	45%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	6,046,730	5,562,745	5,080,873	4,601,114	4,123,468	3,647,935	3,174,515	2,703,207	2,234,013	1,766,932	1,301,964	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	7,062,104	6,497,450	5,935,262	5,375,538	4,818,281	4,263,487	3,711,160	3,161,296	2,613,899	2,068,966	1,526,499	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	651,730	622,310	593,018	563,850	534,808	505,891	477,100	448,436	419,896	391,482	363,193	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,304,339	1,245,501	1,186,913	1,128,578	1,070,494	1,012,661	955,079	897,749	840,670	783,842	727,266	50%
3	Low density housing scheme (9 houses)	9	£113,500	2,935,552	2,803,167	2,671,347	2,540,091	2,409,403	2,279,279	2,149,720	2,020,726	1,892,298	1,764,435	1,637,138	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,071,072	1,011,084	951,354	891,884	832,671	773,718	715,024	656,588	598,411	540,493	482,834	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,502,590	1,418,599	1,334,971	1,251,705	1,168,801	1,086,260	1,004,080	922,263	840,808	759,716	678,986	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,928,326	1,820,346	1,712,833	1,605,786	1,499,204	1,393,088	1,287,439	1,182,254	1,077,536	973,283	869,495	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	6,009,985	5,673,785	5,339,034	5,005,732	4,673,881	4,343,481	4,014,530	3,687,029	3,360,979	3,036,379	2,713,229	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	13,641,031	12,875,721	12,113,712	11,355,005	10,599,599	9,847,494	9,098,690	8,353,188	7,610,987	6,872,087	6,136,488	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	31,298,923	29,291,282	27,292,345	25,302,110	23,320,579	21,347,752	19,383,627	17,428,206	15,481,487	13,543,473	11,614,161	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	44,162,114	40,027,074	35,910,163	31,811,382	27,730,732	23,639,719	19,565,045	15,508,639	11,444,849	7,386,530	3,321,599	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	22,865,811	21,208,858	19,559,144	17,916,668	16,281,430	14,653,432	13,032,670	11,413,688	9,799,316	8,192,220	6,592,400	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	29,810,827	27,129,735	24,460,397	21,802,812	19,156,980	16,506,604	13,865,917	11,237,067	8,613,341	5,984,183	3,365,907	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	19,714,454	18,904,653	18,098,373	17,295,613	16,496,376	15,700,659	14,908,464	14,119,790	13,334,638	12,549,366	11,764,541	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,443,568	7,341,082	7,239,038	7,137,435	7,036,275	6,935,557	6,835,281	6,735,447	6,636,055	6,537,106	6,438,598	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	6,543,411	6,201,760	5,861,583	5,522,879	5,185,649	4,849,892	4,515,610	4,182,801	3,851,466	3,521,605	3,193,217	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	14,390,682	13,589,459	12,791,720	11,997,462	11,206,688	10,419,396	9,635,586	8,855,260	8,078,416	7,305,055	6,535,177	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	20,263,531	18,863,651	17,469,861	16,082,161	14,700,553	13,325,033	11,955,606	10,592,268	9,235,019	7,883,863	6,538,795	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	26,244,955	24,008,209	21,781,248	19,564,073	17,356,683	15,159,078	12,971,258	10,777,344	8,593,164	6,418,841	4,240,274	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	7,784,683	7,268,591	6,754,743	6,243,138	5,733,778	5,226,662	4,721,790	4,219,162	3,718,778	3,220,639	2,724,743	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	21,121,610	19,721,714	18,327,909	16,940,193	15,558,569	14,183,033	12,813,590	11,450,236	10,092,973	8,741,799	7,396,717	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	35,852,225	32,491,506	29,145,519	25,814,264	22,497,740	19,195,949	15,908,890	12,636,561	9,361,536	6,087,502	2,810,603	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	16,176,073	15,184,709	14,197,656	13,214,916	12,236,486	11,262,369	10,292,563	9,327,068	8,365,885	7,409,013	6,456,453	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	31,437,675	28,699,258	25,983,108	23,279,690	20,592,922	17,928,553	15,286,584	12,667,012	10,052,861	7,457,411	4,881,903	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	9,651,009	9,278,149	8,908,231	8,541,257	8,177,225	7,816,136	7,457,989	7,102,785	6,750,524	6,401,205	6,054,829	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	27,237,517	25,117,425	23,006,594	20,905,023	18,812,712	16,729,662	14,655,871	12,591,342	10,536,074	8,490,064	6,441,624	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	29,168,340	27,048,248	24,937,417	22,835,845	20,743,534	18,660,484	16,586,694	14,522,165	12,466,896	10,420,887	8,384,139	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	23,463,095	22,102,951	20,748,723	19,400,409	18,058,013	16,721,530	15,390,964	14,066,313	12,747,577	11,434,757	10,126,461	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	34,198,289	30,598,524	27,014,622	23,446,586	19,894,412	16,358,104	12,837,660	9,318,460	5,793,498	2,256,203	- 1,315,638	45%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	61,019,151	57,008,238	53,014,767	49,025,574	45,049,347	41,090,641	37,136,448	33,190,210	29,261,597	25,350,607	21,457,241	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,113,326	5,976,677	5,840,617	5,705,149	5,570,268	5,435,977	5,302,276	5,169,164	5,036,642	4,904,709	4,773,365	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	46,972,385	44,315,499	41,670,235	39,036,592	36,414,569	33,804,167	31,205,387	28,618,228	26,042,689	23,478,772	20,926,475	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	31,058,435	29,366,253	27,681,369	26,003,785	24,333,500	22,670,515	21,014,829	19,366,442	17,725,354	16,091,565	14,465,076	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	38,497,690	35,017,216	31,552,001	28,102,043	24,647,108	21,204,808	17,777,870	14,366,294	10,942,093	7,531,212	4,116,896	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	128,318,625	116,898,683	105,445,557	94,025,243	82,655,441	71,336,149	60,067,369	48,849,101	37,681,342	26,564,097	15,401,653	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	4,673,080	4,356,279	4,040,855	3,726,808	3,414,139	3,102,847	2,792,933	2,484,396	2,177,237	1,871,455	1,567,051	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	9,247,667	8,727,416	8,209,407	7,693,643	7,180,124	6,668,849	6,159,816	5,653,029	5,148,485	4,646,186	4,146,131	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	30,499,239	27,642,101	24,797,491	21,965,409	19,138,010	16,310,580	13,495,769	10,693,578	7,892,026	5,088,050	2,294,834	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	32,250,445	29,393,308	26,548,698	23,716,614	20,897,059	18,088,507	15,273,695	12,471,505	9,681,934	6,893,105	4,101,871	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	15,337,286	14,323,583	13,314,289	12,309,403	11,308,925	10,312,855	9,321,194	8,333,941	7,351,097	6,372,660	5,398,632	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	31,525,634	28,862,021	26,198,795	23,544,457	20,901,835	18,270,929	15,651,739	13,044,265	10,435,400	7,830,421	5,237,255	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	6,830,427	6,323,135	5,818,053	5,315,181	4,814,519	4,316,067	3,819,824	3,325,792	2,833,970	2,344,357	1,856,953	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	7,976,416	7,384,572	6,795,305	6,208,617	5,624,506	5,042,975	4,464,021	3,887,645	3,313,847	2,742,628	2,173,987	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	5,031,357	4,628,041	4,226,485	3,826,690	3,428,656	3,032,382	2,637,870	2,245,118	1,854,127	1,464,898	1,077,428	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	6,046,730	5,562,745	5,080,873	4,601,114	4,123,468	3,647,935	3,174,515	2,703,207	2,234,013	1,766,932	1,301,964	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	7,062,104	6,497,450	5,935,262	5,375,538	4,818,281	4,263,487	3,711,160	3,161,296	2,613,899	2,068,966	1,526,499	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £10,359 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	742,212	708,076	674,086	640,242	606,544	572,992	539,585	506,325	473,211	440,242	407,419	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,485,302	1,417,030	1,349,050	1,281,363	1,213,966	1,146,862	1,080,049	1,013,529	947,300	881,363	815,718	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	3,342,722	3,189,110	3,036,155	2,883,857	2,732,216	2,581,231	2,430,902	2,281,231	2,132,216	1,983,858	1,836,157	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,263,346	1,193,335	1,123,625	1,054,217	985,111	916,307	847,805	779,604	711,706	644,109	576,815	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,771,774	1,673,751	1,576,150	1,478,972	1,382,217	1,285,883	1,189,973	1,094,486	999,421	904,779	810,559	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,274,419	2,148,398	2,022,921	1,897,986	1,773,595	1,649,748	1,526,444	1,403,683	1,281,466	1,159,792	1,038,661	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	7,109,172	6,715,670	6,323,863	5,933,753	5,545,340	5,158,625	4,773,605	4,390,282	4,008,656	3,628,727	3,250,494	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	16,229,390	15,329,147	14,432,785	13,540,306	12,651,708	11,766,991	10,886,157	10,009,205	9,136,134	8,266,945	7,401,638	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	38,585,850	36,202,237	33,828,944	31,465,972	29,113,319	26,769,355	24,432,311	22,105,610	19,789,252	17,483,237	15,187,565	30%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	59,119,792	54,251,837	49,393,983	44,544,052	39,715,506	34,889,016	30,072,813	25,278,134	20,495,891	15,705,006	10,932,347	20%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	28,903,117	26,931,433	24,968,342	23,013,844	21,067,939	19,130,626	17,201,906	15,281,779	13,370,245	11,467,303	9,572,953	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	40,150,526	36,944,971	33,753,425	30,575,885	27,412,353	24,252,791	21,098,774	17,958,848	14,833,013	11,701,227	8,579,113	15%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	22,475,372	21,521,642	20,572,051	19,626,601	18,685,291	17,748,123	16,815,095	15,886,207	14,957,034	14,030,326	13,107,786	30%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,778,683	7,658,727	7,539,287	7,420,366	7,301,961	7,184,074	7,066,704	6,949,851	6,833,515	6,717,698	6,602,396	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	7,660,459	7,260,575	6,862,416	6,465,980	6,071,270	5,678,283	5,287,020	4,897,482	4,509,667	4,123,578	3,739,213	45%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	17,063,847	16,123,270	15,186,775	14,254,362	13,326,031	12,401,784	11,481,617	10,565,534	9,653,533	8,745,615	7,841,778	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	25,207,896	23,550,945	21,900,472	20,257,199	18,621,125	16,992,251	15,370,578	13,756,103	12,148,828	10,548,753	8,955,877	40%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	34,260,945	31,617,497	28,985,581	26,365,199	23,756,350	21,159,035	18,565,060	15,975,658	13,397,859	10,831,662	8,262,034	40%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	9,541,003	8,933,352	8,328,339	7,725,964	7,126,228	6,529,129	5,934,667	5,342,845	4,753,660	4,167,114	3,583,204	40%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	26,053,079	24,399,403	22,752,908	21,113,595	19,479,141	17,850,251	16,228,562	14,614,071	13,006,780	11,406,689	9,813,798	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	48,105,971	44,106,453	40,124,415	36,159,857	32,212,780	28,283,184	24,371,067	20,476,432	16,599,278	12,739,604	8,896,897	30%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	19,594,239	18,424,684	17,260,206	16,100,806	14,946,485	13,797,241	12,653,076	11,513,990	10,379,981	9,251,052	8,127,200	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	41,217,486	37,950,640	34,710,212	31,496,203	28,308,612	25,147,438	22,012,683	18,904,347	15,804,153	12,728,423	9,679,292	40%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	10,854,461	10,416,574	9,982,142	9,551,164	9,123,639	8,699,568	8,278,949	7,861,785	7,448,074	7,037,817	6,631,013	15%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	34,887,772	32,377,553	29,878,271	27,389,927	24,911,785	22,434,601	19,968,402	17,513,190	15,068,963	12,635,723	10,213,468	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	36,789,577	34,279,358	31,780,076	29,291,731	26,814,324	24,347,855	21,892,322	19,444,012	16,999,785	14,566,545	12,144,291	15%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	28,163,301	26,558,131	24,959,930	23,368,700	21,784,438	20,207,148	18,636,827	17,073,475	15,517,094	13,967,682	12,425,239	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	47,794,366	43,485,825	39,196,197	34,925,483	30,673,682	26,440,796	22,226,823	18,031,766	13,855,621	9,698,390	5,527,606	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	74,911,978	70,191,701	65,491,918	60,812,628	56,153,831	51,508,100	46,871,175	42,254,829	37,644,892	33,045,076	28,442,057	30%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	6,560,145	6,400,203	6,240,952	6,082,389	5,924,516	5,767,333	5,610,839	5,455,036	5,299,922	5,145,498	4,991,763	15%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	56,482,236	53,329,593	50,190,703	47,065,568	43,954,188	40,856,561	37,772,689	34,702,571	31,646,206	28,603,596	25,574,741	35%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	36,937,359	34,938,702	32,948,664	30,967,243	28,994,441	27,030,256	25,074,690	23,127,741	21,189,411	19,259,697	17,338,603	40%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	51,207,459	47,064,413	42,939,476	38,832,649	34,743,931	30,673,323	26,620,826	22,586,438	18,548,777	14,520,501	10,503,784	35%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	169,452,167	156,140,017	142,807,395	129,502,968	116,188,190	102,826,390	89,408,507	76,032,494	62,716,522	49,460,594	36,264,707	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	5,744,228	5,372,424	5,002,236	4,633,660	4,265,801	3,899,474	3,534,765	3,171,673	2,810,201	2,450,347	2,092,112	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	11,003,988	10,392,177	9,783,005	9,176,470	8,572,573	7,971,315	7,372,694	6,776,712	6,183,368	5,592,662	5,004,593	40%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	40,893,028	37,510,676	34,143,111	30,789,674	27,432,289	24,089,775	20,762,132	17,449,363	14,137,887	10,828,394	7,533,893	35%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	42,617,915	39,235,564	35,867,998	32,515,216	29,177,218	25,840,981	22,513,339	19,200,569	15,902,671	12,606,320	9,311,820	35%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	18,806,661	17,614,470	16,427,454	15,245,615	14,068,951	12,896,066	11,726,721	10,562,566	9,403,600	8,249,824	7,101,238	45%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	41,131,608	37,967,228	34,816,655	31,679,889	28,556,930	25,447,778	22,352,433	19,259,832	16,172,878	13,099,817	10,040,653	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	8,608,003	8,008,045	7,410,695	6,815,954	6,223,821	5,634,297	5,047,381	4,463,075	3,881,376	3,302,287	2,725,805	45%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	10,050,256	9,350,300	8,653,387	7,959,519	7,268,692	6,580,910	5,896,170	5,214,475	4,535,822	3,860,214	3,187,648	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	6,459,768	5,981,986	5,506,287	5,032,669	4,561,131	4,091,675	3,624,300	3,159,007	2,695,794	2,234,663	1,775,613	35%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	7,760,823	7,187,481	6,616,635	6,048,289	5,482,438	4,919,086	4,358,231	3,799,873	3,244,013	2,690,650	2,139,785	40%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	9,061,878	8,392,974	7,726,985	7,063,909	6,403,746	5,746,497	5,092,161	4,440,740	3,792,232	3,146,638	2,503,958	45%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	742,212	708,076	674,086	640,242	606,544	572,992	539,585	506,325	473,211	440,242	407,419	40%
2	Low density housing scheme (4 houses)	4	£917,161	1,485,302	1,417,030	1,349,050	1,281,363	1,213,966	1,146,862	1,080,049	1,013,529	947,300	881,363	815,718	40%
3	Low density housing scheme (9 houses)	9	£2,081,956	3,342,722	3,189,110	3,036,155	2,883,857	2,732,216	2,581,231	2,430,902	2,281,231	2,132,216	1,983,858	1,836,157	40%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,263,346	1,193,335	1,123,625	1,054,217	985,111	916,307	847,805	779,604	711,706	644,109	576,815	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,771,774	1,673,751	1,576,150	1,478,972	1,382,217	1,285,883	1,189,973	1,094,486	999,421	904,779	810,559	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,274,419	2,148,398	2,022,921	1,897,986	1,773,595	1,649,748	1,526,444	1,403,683	1,281,466	1,159,792	1,038,661	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	7,109,172	6,715,670	6,323,863	5,933,753	5,545,340	5,158,625	4,773,605	4,390,282	4,008,656	3,628,727	3,250,494	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	16,229,390	15,329,147	14,432,785	13,540,306	12,651,708	11,766,991	10,886,157	10,009,205	9,136,134	8,266,945	7,401,638	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	38,585,850	36,202,237	33,828,944	31,465,972	29,113,319	26,769,355	24,432,311	22,105,610	19,789,252	17,483,237	15,187,565	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	59,119,792	54,251,837	49,393,983	44,544,052	39,715,506	34,889,016	30,072,813	25,278,134	20,495,891	15,705,006	10,932,347	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	28,903,117	26,931,433	24,968,342	23,013,844	21,067,939	19,130,626	17,201,906	15,281,779	13,370,245	11,467,303	9,572,953	25%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	40,150,526	36,944,971	33,753,425	30,575,885	27,412,353	24,252,791	21,098,774	17,958,848	14,833,013	11,701,227	8,579,113	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	22,475,372	21,521,642	20,572,051	19,626,601	18,685,291	17,748,123	16,815,095	15,886,207	14,957,034	14,030,326	13,107,786	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,778,683	7,658,727	7,539,287	7,420,366	7,301,961	7,184,074	7,066,704	6,949,851	6,833,515	6,717,698	6,602,396	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	7,660,459	7,260,575	6,862,416	6,465,980	6,071,270	5,678,283	5,287,020	4,897,482	4,509,667	4,123,578	3,739,213	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	17,063,847	16,123,270	15,186,775	14,254,362	13,326,031	12,401,784	11,481,617	10,565,534	9,653,533	8,745,615	7,841,778	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	25,207,896	23,550,945	21,900,472	20,257,199	18,621,125	16,992,251	15,370,578	13,756,103	12,148,828	10,548,753	8,955,877	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	34,260,945	31,617,497	28,985,581	26,365,199	23,756,350	21,159,035	18,565,060	15,975,658	13,397,859	10,831,662	8,262,034	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	9,541,003	8,933,352	8,328,339	7,725,964	7,126,228	6,529,129	5,934,667	5,342,845	4,753,660	4,167,114	3,583,204	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	26,053,079	24,399,403	22,752,908	21,113,595	19,479,141	17,850,251	16,228,562	14,614,071	13,006,780	11,406,689	9,813,798	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	48,105,971	44,106,453	40,124,415	36,159,857	32,212,780	28,283,184	24,371,067	20,476,432	16,599,278	12,739,604	8,896,897	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	19,594,239	18,424,684	17,260,206	16,100,806	14,946,485	13,797,241	12,653,076	11,513,990	10,379,981	9,251,052	8,127,200	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	41,217,486	37,950,640	34,710,212	31,496,203	28,308,612	25,147,438	22,012,683	18,904,347	15,804,153	12,728,423	9,679,292	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	10,854,461	10,416,574	9,982,142	9,551,164	9,123,639	8,699,568	8,278,949	7,861,785	7,448,074	7,037,817	6,631,013	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	34,887,772	32,377,553	29,878,271	27,389,927	24,911,785	22,434,601	19,968,402	17,513,190	15,068,963	12,635,723	10,213,468	25%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	36,789,577	34,279,358	31,780,076	29,291,731	26,814,324	24,347,855	21,892,322	19,444,012	16,999,785	14,566,545	12,144,291	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	28,163,301	26,558,131	24,959,930	23,368,700	21,784,438	20,207,148	18,636,827	17,073,475	15,517,094	13,967,682	12,425,239	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	47,794,366	43,485,825	39,196,197	34,925,483	30,673,682	26,440,796	22,226,823	18,031,766	13,855,621	9,698,390	5,527,606	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	74,911,978	70,191,701	65,491,918	60,812,628	56,153,831	51,508,100	46,871,175	42,254,829	37,644,892	33,045,076	28,442,057	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,560,145	6,400,203	6,240,952	6,082,389	5,924,516	5,767,333	5,610,839	5,455,036	5,299,922	5,145,498	4,991,763	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	56,482,236	53,329,593	50,190,703	47,065,568	43,954,188	40,856,561	37,772,689	34,702,571	31,646,206	28,603,596	25,574,741	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	36,937,359	34,938,702	32,948,664	30,967,243	28,994,441	27,030,256	25,074,690	23,127,741	21,189,411	19,259,697	17,338,603	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	51,207,459	47,064,413	42,939,476	38,832,649	34,743,931	30,673,323	26,620,826	22,586,438	18,548,777	14,520,501	10,503,784	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	169,452,167	156,140,017	142,807,395	129,502,968	116,188,190	102,826,390	89,408,507	76,032,494	62,716,522	49,460,594	36,264,707	25%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	5,744,228	5,372,424	5,002,236	4,633,660	4,265,801	3,899,474	3,534,765	3,171,673	2,810,201	2,450,347	2,092,112	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	11,003,988	10,392,177	9,783,005	9,176,470	8,572,573	7,971,315	7,372,694	6,776,712	6,183,368	5,592,662	5,004,593	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	40,893,028	37,510,676	34,143,111	30,789,674	27,432,289	24,089,775	20,762,132	17,449,363	14,137,887	10,828,394	7,533,893	45%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	42,617,915	39,235,564	35,867,998	32,515,216	29,177,218	25,840,981	22,513,339	19,200,569	15,902,671	12,606,320	9,311,820	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	18,806,661	17,614,470	16,427,454	15,245,615	14,068,951	12,896,066	11,726,721	10,562,566	9,403,600	8,249,824	7,101,238	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	41,131,608	37,967,228	34,816,655	31,679,889	28,556,930	25,447,778	22,352,433	19,259,832	16,172,878	13,099,817	10,040,653	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	8,608,003	8,008,045	7,410,695	6,815,954	6,223,821	5,634,297	5,047,381	4,463,075	3,881,376	3,302,287	2,725,805	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	10,050,256	9,350,300	8,653,387	7,959,519	7,268,692	6,580,910	5,896,170	5,214,475	4,535,822	3,860,214	3,187,648	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	6,459,768	5,981,986	5,506,287	5,032,669	4,561,131	4,091,675	3,624,300	3,159,007	2,695,794	2,234,663	1,775,613	45%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	7,760,823	7,187,481	6,616,635	6,048,289	5,482,438	4,919,086	4,358,231	3,799,873	3,244,013	2,690,650	2,139,785	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	9,061,878	8,392,974	7,726,985	7,063,909	6,403,746	5,746,497	5,092,161	4,440,740	3,792,232	3,146,638	2,503,958	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	742,212	708,076	674,086	640,242	606,544	572,992	539,585	506,325	473,211	440,242	407,419	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,485,302	1,417,030	1,349,050	1,281,363	1,213,966	1,146,862	1,080,049	1,013,529	947,300	881,363	815,718	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	3,342,722	3,189,110	3,036,155	2,883,857	2,732,216	2,581,231	2,430,902	2,281,231	2,132,216	1,983,858	1,836,157	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,263,346	1,193,335	1,123,625	1,054,217	985,111	916,307	847,805	779,604	711,706	644,109	576,815	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,771,774	1,673,751	1,576,150	1,478,972	1,382,217	1,285,883	1,189,973	1,094,486	999,421	904,779	810,559	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,274,419	2,148,398	2,022,921	1,897,986	1,773,595	1,649,748	1,526,444	1,403,683	1,281,466	1,159,792	1,038,661	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	7,109,172	6,715,670	6,323,863	5,933,753	5,545,340	5,158,625	4,773,605	4,390,282	4,008,656	3,628,727	3,250,494	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	16,229,390	15,329,147	14,432,785	13,540,306	12,651,708	11,766,991	10,886,157	10,009,205	9,136,134	8,266,945	7,401,638	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	38,585,850	36,202,237	33,828,944	31,465,972	29,113,319	26,769,355	24,432,311	22,105,610	19,789,252	17,483,237	15,187,565	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	59,119,792	54,251,837	49,393,983	44,544,052	39,715,506	34,889,016	30,072,813	25,278,134	20,495,891	15,705,006	10,932,347	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	28,903,117	26,931,433	24,968,342	23,013,844	21,067,939	19,130,626	17,201,906	15,281,779	13,370,245	11,467,303	9,572,953	40%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	40,150,526	36,944,971	33,753,425	30,575,885	27,412,353	24,252,791	21,098,774	17,958,848	14,833,013	11,701,227	8,579,113	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	22,475,372	21,521,642	20,572,051	19,626,601	18,685,291	17,748,123	16,815,095	15,886,207	14,957,034	14,030,326	13,107,786	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,778,683	7,658,727	7,539,287	7,420,366	7,301,961	7,184,074	7,066,704	6,949,851	6,833,515	6,717,698	6,602,396	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	7,660,459	7,260,575	6,862,416	6,465,980	6,071,270	5,678,283	5,287,020	4,897,482	4,509,667	4,123,578	3,739,213	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	17,063,847	16,123,270	15,186,775	14,254,362	13,326,031	12,401,784	11,481,617	10,565,534	9,653,533	8,745,615	7,841,778	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	25,207,896	23,550,945	21,900,472	20,257,199	18,621,125	16,992,251	15,370,578	13,756,103	12,148,828	10,548,753	8,955,877	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	34,260,945	31,617,497	28,985,581	26,365,199	23,756,350	21,159,035	18,565,060	15,975,658	13,397,859	10,831,662	8,262,034	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	9,541,003	8,933,352	8,328,339	7,725,964	7,126,228	6,529,129	5,934,667	5,342,845	4,753,660	4,167,114	3,583,204	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	26,053,079	24,399,403	22,752,908	21,113,595	19,479,141	17,850,251	16,228,562	14,614,071	13,006,780	11,406,689	9,813,798	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	48,105,971	44,106,453	40,124,415	36,159,857	32,212,780	28,283,184	24,371,067	20,476,432	16,599,278	12,739,604	8,896,897	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	19,594,239	18,424,684	17,260,206	16,100,806	14,946,485	13,797,241	12,653,076	11,513,990	10,379,981	9,251,052	8,127,200	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	41,217,486	37,950,640	34,710,212	31,496,203	28,308,612	25,147,438	22,012,683	18,904,347	15,804,153	12,728,423	9,679,292	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	10,854,461	10,416,574	9,982,142	9,551,164	9,123,639	8,699,568	8,278,949	7,861,785	7,448,074	7,037,817	6,631,013	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	34,887,772	32,377,553	29,878,271	27,389,927	24,911,785	22,434,601	19,968,402	17,513,190	15,068,963	12,635,723	10,213,468	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	36,789,577	34,279,358	31,780,076	29,291,731	26,814,324	24,347,855	21,892,322	19,444,012	16,999,785	14,566,545	12,144,291	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	28,163,301	26,558,131	24,959,930	23,368,700	21,784,438	20,207,148	18,636,827	17,073,475	15,517,094	13,967,682	12,425,239	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	47,794,366	43,485,825	39,196,197	34,925,483	30,673,682	26,440,796	22,226,823	18,031,766	13,855,621	9,698,390	5,527,606	30%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	74,911,978	70,191,701	65,491,918	60,812,628	56,153,831	51,508,100	46,871,175	42,254,829	37,644,892	33,045,076	28,442,057	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,560,145	6,400,203	6,240,952	6,082,389	5,924,516	5,767,333	5,610,839	5,455,036	5,299,922	5,145,498	4,991,763	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	56,482,236	53,329,593	50,190,703	47,065,568	43,954,188	40,856,561	37,772,689	34,702,571	31,646,206	28,603,596	25,574,741	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	36,937,359	34,938,702	32,948,664	30,967,243	28,994,441	27,030,256	25,074,690	23,127,741	21,189,411	19,259,697	17,338,603	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	51,207,459	47,064,413	42,939,476	38,832,649	34,743,931	30,673,323	26,620,826	22,586,438	18,548,777	14,520,501	10,503,784	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	169,452,167	156,140,017	142,807,395	129,502,968	116,188,190	102,826,390	89,408,507	76,032,494	62,716,522	49,460,594	36,264,707	35%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	5,744,228	5,372,424	5,002,236	4,633,660	4,265,801	3,899,474	3,534,765	3,171,673	2,810,201	2,450,347	2,092,112	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	11,003,988	10,392,177	9,783,005	9,176,470	8,572,573	7,971,315	7,372,694	6,776,712	6,183,368	5,592,662	5,004,593	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	40,893,028	37,510,676	34,143,111	30,789,674	27,432,289	24,089,775	20,762,132	17,449,363	14,137,887	10,828,394	7,533,893	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	42,617,915	39,235,564	35,867,998	32,515,216	29,177,218	25,840,981	22,513,339	19,200,569	15,902,671	12,606,320	9,311,820	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	18,806,661	17,614,470	16,427,454	15,245,615	14,068,951	12,896,066	11,726,721	10,562,566	9,403,600	8,249,824	7,101,238	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	41,131,608	37,967,228	34,816,655	31,679,889	28,556,930	25,447,778	22,352,433	19,259,832	16,172,878	13,099,817	10,040,653	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	8,608,003	8,008,045	7,410,695	6,815,954	6,223,821	5,634,297	5,047,381	4,463,075	3,881,376	3,302,287	2,725,805	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	10,050,256	9,350,300	8,653,387	7,959,519	7,268,692	6,580,910	5,896,170	5,214,475	4,535,822	3,860,214	3,187,648	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	6,459,768	5,981,986	5,506,287	5,032,669	4,561,131	4,091,675	3,624,300	3,159,007	2,695,794	2,234,663	1,775,613	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	7,760,823	7,187,481	6,616,635	6,048,289	5,482,438	4,919,086	4,358,231	3,799,873	3,244,013	2,690,650	2,139,785	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	9,061,878	8,392,974	7,726,985	7,063,909	6,403,746	5,746,497	5,092,161	4,440,740	3,792,232	3,146,638	2,503,958	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	742,212	708,076	674,086	640,242	606,544	572,992	539,585	506,325	473,211	440,242	407,419	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,485,302	1,417,030	1,349,050	1,281,363	1,213,966	1,146,862	1,080,049	1,013,529	947,300	881,363	815,718	50%
3	Low density housing scheme (9 houses)	9	£113,500	3,342,722	3,189,110	3,036,155	2,883,857	2,732,216	2,581,231	2,430,902	2,281,231	2,132,216	1,983,858	1,836,157	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,263,346	1,193,335	1,123,625	1,054,217	985,111	916,307	847,805	779,604	711,706	644,109	576,815	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,771,774	1,673,751	1,576,150	1,478,972	1,382,217	1,285,883	1,189,973	1,094,486	999,421	904,779	810,559	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,274,419	2,148,398	2,022,921	1,897,986	1,773,595	1,649,748	1,526,444	1,403,683	1,281,466	1,159,792	1,038,661	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	7,109,172	6,715,670	6,323,863	5,933,753	5,545,340	5,158,625	4,773,605	4,390,282	4,008,656	3,628,727	3,250,494	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	16,229,390	15,329,147	14,432,785	13,540,306	12,651,708	11,766,991	10,886,157	10,009,205	9,136,134	8,266,945	7,401,638	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	38,585,850	36,202,237	33,828,944	31,465,972	29,113,319	26,769,355	24,432,311	22,105,610	19,789,252	17,483,237	15,187,565	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	59,119,792	54,251,837	49,393,983	44,544,052	39,715,506	34,889,016	30,072,813	25,278,134	20,495,891	15,705,006	10,932,347	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	28,903,117	26,931,433	24,968,342	23,013,844	21,067,939	19,130,626	17,201,906	15,281,779	13,370,245	11,467,303	9,572,953	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	40,150,526	36,944,971	33,753,425	30,575,885	27,412,353	24,252,791	21,098,774	17,958,848	14,833,013	11,701,227	8,579,113	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	22,475,372	21,521,642	20,572,051	19,626,601	18,685,291	17,748,123	16,815,095	15,886,207	14,957,034	14,030,326	13,107,786	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,778,683	7,658,727	7,539,287	7,420,366	7,301,961	7,184,074	7,066,704	6,949,851	6,833,515	6,717,698	6,602,396	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	7,660,459	7,260,575	6,862,416	6,465,980	6,071,270	5,678,283	5,287,020	4,897,482	4,509,667	4,123,578	3,739,213	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	17,063,847	16,123,270	15,186,775	14,254,362	13,326,031	12,401,784	11,481,617	10,565,534	9,653,533	8,745,615	7,841,778	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	25,207,896	23,550,945	21,900,472	20,257,199	18,621,125	16,992,251	15,370,578	13,756,103	12,148,828	10,548,753	8,955,877	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	34,260,945	31,617,497	28,985,581	26,365,199	23,756,350	21,159,035	18,565,060	15,975,658	13,397,859	10,831,662	8,262,034	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	9,541,003	8,933,352	8,328,339	7,725,964	7,126,228	6,529,129	5,934,667	5,342,845	4,753,660	4,167,114	3,583,204	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	26,053,079	24,399,403	22,752,908	21,113,595	19,479,141	17,850,251	16,228,562	14,614,071	13,006,780	11,406,689	9,813,798	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	48,105,971	44,106,453	40,124,415	36,159,857	32,212,780	28,283,184	24,371,067	20,476,432	16,599,278	12,739,604	8,896,897	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	19,594,239	18,424,684	17,260,206	16,100,806	14,946,485	13,797,241	12,653,076	11,513,990	10,379,981	9,251,052	8,127,200	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	41,217,486	37,950,640	34,710,212	31,496,203	28,308,612	25,147,438	22,012,683	18,904,347	15,804,153	12,728,423	9,679,292	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	10,854,461	10,416,574	9,982,142	9,551,164	9,123,639	8,699,568	8,278,949	7,861,785	7,448,074	7,037,817	6,631,013	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	34,887,772	32,377,553	29,878,271	27,389,927	24,911,785	22,434,601	19,968,402	17,513,190	15,068,963	12,635,723	10,213,468	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	36,789,577	34,279,358	31,780,076	29,291,731	26,814,324	24,347,855	21,892,322	19,444,012	16,999,785	14,566,545	12,144,291	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	28,163,301	26,558,131	24,959,930	23,368,700	21,784,438	20,207,148	18,636,827	17,073,475	15,517,094	13,967,682	12,425,239	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	47,794,366	43,485,825	39,196,197	34,925,483	30,673,682	26,440,796	22,226,823	18,031,766	13,855,621	9,698,390	5,527,606	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	74,911,978	70,191,701	65,491,918	60,812,628	56,153,831	51,508,100	46,871,175	42,254,829	37,644,892	33,045,076	28,442,057	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,560,145	6,400,203	6,240,952	6,082,389	5,924,516	5,767,333	5,610,839	5,455,036	5,299,922	5,145,498	4,991,763	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	56,482,236	53,329,593	50,190,703	47,065,568	43,954,188	40,856,561	37,772,689	34,702,571	31,646,206	28,603,596	25,574,741	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	36,937,359	34,938,702	32,948,664	30,967,243	28,994,441	27,030,256	25,074,690	23,127,741	21,189,411	19,259,697	17,338,603	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	51,207,459	47,064,413	42,939,476	38,832,649	34,743,931	30,673,323	26,620,826	22,586,438	18,548,777	14,520,501	10,503,784	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	169,452,167	156,140,017	142,807,395	129,502,968	116,188,190	102,826,390	89,408,507	76,032,494	62,716,522	49,460,594	36,264,707	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	5,744,228	5,372,424	5,002,236	4,633,660	4,265,801	3,899,474	3,534,765	3,171,673	2,810,201	2,450,347	2,092,112	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	11,003,988	10,392,177	9,783,005	9,176,470	8,572,573	7,971,315	7,372,694	6,776,712	6,183,368	5,592,662	5,004,593	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	40,893,028	37,510,676	34,143,111	30,789,674	27,432,289	24,089,775	20,762,132	17,449,363	14,137,887	10,828,394	7,533,893	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	42,617,915	39,235,564	35,867,998	32,515,216	29,177,218	25,840,981	22,513,339	19,200,569	15,902,671	12,606,320	9,311,820	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	18,806,661	17,614,470	16,427,454	15,245,615	14,068,951	12,896,066	11,726,721	10,562,566	9,403,600	8,249,824	7,101,238	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	41,131,608	37,967,228	34,816,655	31,679,889	28,556,930	25,447,778	22,352,433	19,259,832	16,172,878	13,099,817	10,040,653	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	8,608,003	8,008,045	7,410,695	6,815,954	6,223,821	5,634,297	5,047,381	4,463,075	3,881,376	3,302,287	2,725,805	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	10,050,256	9,350,300	8,653,387	7,959,519	7,268,692	6,580,910	5,896,170	5,214,475	4,535,822	3,860,214	3,187,648	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	6,459,768	5,981,986	5,506,287	5,032,669	4,561,131	4,091,675	3,624,300	3,159,007	2,695,794	2,234,663	1,775,613	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	7,760,823	7,187,481	6,616,635	6,048,289	5,482,438	4,919,086	4,358,231	3,799,873	3,244,013	2,690,650	2,139,785	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	9,061,878	8,392,974	7,726,985	7,063,909	6,403,746	5,746,497	5,092,161	4,440,740	3,792,232	3,146,638	2,503,958	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,135 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	832,694	793,841	755,155	716,634	678,280	640,092	602,070	564,215	526,526	489,003	451,645	5%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,666,267	1,588,561	1,511,188	1,434,148	1,357,439	1,281,063	1,205,020	1,129,309	1,053,930	978,884	904,170	5%
3	Low density housing scheme (9 houses)	9	£3,504,327	3,749,892	3,575,054	3,400,964	3,227,622	3,055,029	2,883,183	2,712,086	2,541,735	2,372,134	2,203,280	2,035,175	5%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,455,621	1,375,586	1,295,896	1,216,551	1,137,551	1,058,896	980,585	902,621	825,000	747,725	670,795	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,040,958	1,928,902	1,817,329	1,706,238	1,595,632	1,485,507	1,375,867	1,266,708	1,158,033	1,049,841	942,133	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,620,514	2,476,451	2,333,008	2,190,187	2,047,986	1,906,407	1,765,449	1,625,112	1,485,395	1,346,301	1,207,826	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	8,208,359	7,757,554	7,308,693	6,861,774	6,416,800	5,973,769	5,532,680	5,093,535	4,656,334	4,221,075	3,787,759	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	18,817,751	17,782,573	16,751,858	15,725,606	14,703,816	13,686,489	12,673,624	11,665,221	10,661,281	9,661,804	8,666,788	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	45,828,471	43,067,293	40,318,060	37,580,771	34,855,428	32,142,029	29,440,576	26,751,067	24,073,504	21,407,885	18,754,211	40%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	73,841,482	68,227,516	62,638,031	57,073,027	51,513,160	45,971,803	40,453,661	34,929,525	29,420,531	23,907,269	18,418,926	30%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	34,909,207	32,629,964	30,360,635	28,101,220	25,851,721	23,607,822	21,371,142	19,144,410	16,927,624	14,720,786	12,523,894	5%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	50,385,262	46,660,499	42,951,974	39,259,688	35,583,025	31,905,495	28,244,284	24,599,393	20,970,819	17,338,416	13,718,424	25%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	25,236,290	24,138,629	23,045,729	21,957,588	20,874,207	19,795,587	18,720,755	17,646,148	16,576,326	15,511,286	14,451,031	40%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,113,797	7,976,371	7,839,538	7,703,296	7,567,647	7,432,591	7,298,127	7,164,255	7,030,976	6,898,289	6,766,195	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	8,777,508	8,319,391	7,863,250	7,409,082	6,956,890	6,506,672	6,058,431	5,612,163	5,167,869	4,725,551	4,285,208	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	19,737,012	18,657,081	17,581,831	16,511,263	15,445,376	14,384,171	13,327,649	12,275,809	11,228,650	10,186,174	9,148,380	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	30,106,999	28,197,943	26,297,168	24,404,673	22,520,459	20,644,526	18,776,873	16,917,500	15,062,635	13,213,643	11,372,957	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	42,271,744	39,210,685	36,162,956	33,128,557	30,107,488	27,099,749	24,105,341	21,124,263	18,156,515	15,196,812	12,236,301	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	11,297,324	10,598,114	9,901,936	9,208,791	8,518,677	7,831,595	7,147,545	6,466,527	5,788,542	5,113,589	4,441,667	45%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	30,952,182	29,043,111	27,142,320	25,249,810	23,365,580	21,489,631	19,621,963	17,762,574	15,911,467	14,068,640	12,230,878	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	60,174,919	55,612,101	51,052,165	46,494,691	41,927,820	37,370,419	32,833,246	28,316,304	23,819,590	19,343,105	14,886,850	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	23,012,407	21,664,658	20,322,755	18,986,697	17,656,483	16,332,115	15,013,591	13,700,912	12,394,079	11,093,090	9,797,946	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	50,965,774	47,190,593	43,437,317	39,703,181	35,999,615	32,326,619	28,684,192	25,072,334	21,491,047	17,940,329	14,415,890	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	12,057,912	11,555,000	11,056,054	10,561,071	10,070,053	9,582,999	9,099,910	8,620,785	8,145,624	7,674,428	7,207,196	25%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	42,501,168	39,594,055	36,699,588	33,817,765	30,948,588	28,092,056	25,248,168	22,416,926	19,598,330	16,781,381	13,973,620	10%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	44,402,973	41,495,860	38,601,392	35,719,569	32,850,392	29,993,860	27,149,973	24,318,731	21,500,134	18,694,182	15,900,875	25%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	32,863,507	31,013,310	29,171,138	27,336,990	25,510,865	23,692,765	21,882,689	20,080,637	18,286,610	16,500,606	14,722,627	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	61,190,332	56,270,419	51,346,495	46,404,379	41,452,952	36,523,488	31,615,987	26,730,452	21,866,879	17,025,269	12,205,624	5%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	88,647,233	83,227,879	77,828,919	72,453,473	67,101,540	61,773,120	56,462,219	51,161,531	45,884,443	40,618,872	35,363,583	40%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,006,964	6,823,729	6,641,285	6,459,630	6,278,765	6,098,689	5,919,404	5,740,908	5,563,203	5,386,287	5,210,161	25%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	65,992,086	62,343,685	58,711,172	55,094,545	51,493,807	47,908,955	44,339,991	40,786,914	37,249,725	33,728,422	30,223,007	40%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	42,816,282	40,511,153	38,215,958	35,930,702	33,655,381	31,389,998	29,134,550	26,889,040	24,653,466	22,427,829	20,212,128	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	63,917,229	59,111,610	54,326,952	49,563,254	44,820,517	40,098,740	35,397,924	30,718,069	26,059,175	21,421,242	16,797,202	40%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	209,621,512	194,369,992	179,112,085	163,921,000	148,718,512	133,543,743	118,353,541	103,104,248	87,751,702	72,357,091	57,032,051	10%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	6,808,543	6,381,257	5,955,822	5,532,240	5,110,511	4,690,635	4,272,611	3,856,440	3,442,122	3,029,239	2,617,172	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	12,760,308	12,056,939	11,356,602	10,659,296	9,965,023	9,273,781	8,585,572	7,900,395	7,218,250	6,539,137	5,863,054	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	51,210,848	47,306,995	43,404,239	39,517,241	35,647,347	31,794,555	27,958,867	24,136,374	20,310,024	16,500,889	12,705,061	45%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	52,954,430	49,033,226	45,129,126	41,242,129	37,372,234	33,519,442	29,683,754	25,865,168	22,061,230	18,252,096	14,460,179	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	22,257,809	20,885,705	19,519,553	18,159,349	16,805,096	15,456,793	14,114,439	12,778,036	11,447,582	10,123,078	8,803,844	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	50,667,079	47,018,678	43,386,165	39,769,539	36,168,800	32,571,456	28,986,116	25,416,738	21,863,322	18,325,868	14,789,171	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	10,376,991	9,686,654	8,999,316	8,314,973	7,633,124	6,952,527	6,274,939	5,600,357	4,928,783	4,260,217	3,594,657	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	12,113,960	11,308,564	10,506,663	9,708,260	8,912,878	8,118,845	7,328,321	6,541,304	5,757,797	4,977,798	4,201,308	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	7,888,149	7,335,932	6,786,089	6,238,646	5,693,606	5,150,967	4,610,730	4,072,894	3,537,460	3,004,428	2,473,797	40%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	9,474,744	8,812,216	8,152,398	7,495,462	6,841,408	6,190,236	5,541,946	4,896,539	4,254,012	3,614,369	2,977,607	45%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	11,061,339	10,288,498	9,518,707	8,752,278	7,989,210	7,229,505	6,473,163	5,720,183	4,970,565	4,224,310	3,481,416	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	832,694	793,841	755,155	716,634	678,280	640,092	602,070	564,215	526,526	489,003	451,645	45%
2	Low density housing scheme (4 houses)	4	£917,161	1,666,267	1,588,561	1,511,188	1,434,148	1,357,439	1,281,063	1,205,020	1,129,309	1,053,930	978,884	904,170	45%
3	Low density housing scheme (9 houses)	9	£2,081,956	3,749,892	3,575,054	3,400,964	3,227,622	3,055,029	2,883,183	2,712,086	2,541,735	2,372,134	2,203,280	2,035,175	45%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,455,621	1,375,586	1,295,896	1,216,551	1,137,551	1,058,896	980,585	902,621	825,000	747,725	670,795	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,040,958	1,928,902	1,817,329	1,706,238	1,595,632	1,485,507	1,375,867	1,266,708	1,158,033	1,049,841	942,133	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,620,514	2,476,451	2,333,008	2,190,187	2,047,986	1,906,407	1,765,449	1,625,112	1,485,395	1,346,301	1,207,826	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	8,208,359	7,757,554	7,308,693	6,861,774	6,416,800	5,973,769	5,532,680	5,093,535	4,656,334	4,221,075	3,787,759	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	18,817,751	17,782,573	16,751,858	15,725,606	14,703,816	13,686,489	12,673,624	11,665,221	10,661,281	9,661,804	8,666,788	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	45,828,471	43,067,293	40,318,060	37,580,771	34,855,428	32,142,029	29,440,576	26,751,067	24,073,504	21,407,885	18,754,211	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	73,841,482	68,227,516	62,638,031	57,073,027	51,513,160	45,971,803	40,453,661	34,929,525	29,420,531	23,907,269	18,418,926	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	34,909,207	32,629,964	30,360,635	28,101,220	25,851,721	23,607,822	21,371,142	19,144,410	16,927,624	14,720,786	12,523,894	35%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	50,385,262	46,660,499	42,951,974	39,259,688	35,583,025	31,905,495	28,244,284	24,599,393	20,970,819	17,338,416	13,718,424	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	25,236,290	24,138,629	23,045,729	21,957,588	20,874,207	19,795,587	18,720,755	17,646,148	16,576,326	15,511,286	14,451,031	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,113,797	7,976,371	7,839,538	7,703,296	7,567,647	7,432,591	7,298,127	7,164,255	7,030,976	6,898,289	6,766,195	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	8,777,508	8,319,391	7,863,250	7,409,082	6,956,890	6,506,672	6,058,431	5,612,163	5,167,869	4,725,551	4,285,208	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	19,737,012	18,657,081	17,581,831	16,511,263	15,445,376	14,384,171	13,327,649	12,275,809	11,228,650	10,186,174	9,148,380	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	30,106,999	28,197,943	26,297,168	24,404,673	22,520,459	20,644,526	18,776,873	16,917,500	15,062,635	13,213,643	11,372,957	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	42,271,744	39,210,685	36,162,956	33,128,557	30,107,488	27,099,749	24,105,341	21,124,263	18,156,515	15,196,812	12,236,301	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	11,297,324	10,598,114	9,901,936	9,208,791	8,518,677	7,831,595	7,147,545	6,466,527	5,788,542	5,113,589	4,441,667	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	30,952,182	29,043,111	27,142,320	25,249,810	23,365,580	21,489,631	19,621,963	17,762,574	15,911,467	14,068,640	12,230,878	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	60,174,919	55,612,101	51,052,165	46,494,691	41,927,820	37,370,419	32,833,246	28,316,304	23,819,590	19,343,105	14,886,850	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	23,012,407	21,664,658	20,322,755	18,986,697	17,656,483	16,332,115	15,013,591	13,700,912	12,394,079	11,093,090	9,797,946	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	50,965,774	47,190,593	43,437,317	39,703,181	35,999,615	32,326,619	28,684,192	25,072,334	21,491,047	17,940,329	14,415,890	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	12,057,912	11,555,000	11,056,054	10,561,071	10,070,053	9,582,999	9,099,910	8,620,785	8,145,624	7,674,428	7,207,196	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	42,501,168	39,594,055	36,699,588	33,817,765	30,948,588	28,092,056	25,248,168	22,416,926	19,598,330	16,781,381	13,973,620	35%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	44,402,973	41,495,860	38,601,392	35,719,569	32,850,392	29,993,860	27,149,973	24,318,731	21,500,134	18,694,182	15,900,875	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	32,863,507	31,013,310	29,171,138	27,336,990	25,510,865	23,692,765	21,882,689	20,080,637	18,286,610	16,500,606	14,722,627	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	61,190,332	56,270,419	51,346,495	46,404,379	41,452,952	36,523,488	31,615,987	26,730,452	21,866,879	17,025,269	12,205,624	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	88,647,233	83,227,879	77,828,919	72,453,473	67,101,540	61,773,120	56,462,219	51,161,531	45,884,443	40,618,872	35,363,583	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,006,964	6,823,729	6,641,285	6,459,630	6,278,765	6,098,689	5,919,404	5,740,908	5,563,203	5,386,287	5,210,161	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	65,992,086	62,343,685	58,711,172	55,094,545	51,493,807	47,908,955	44,339,991	40,786,914	37,249,725	33,728,422	30,223,007	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	42,816,282	40,511,153	38,215,958	35,930,702	33,655,381	31,389,998	29,134,550	26,889,040	24,653,466	22,427,829	20,212,128	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	63,917,229	59,111,610	54,326,952	49,563,254	44,820,517	40,098,740	35,397,924	30,718,069	26,059,175	21,421,242	16,797,202	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	209,621,512	194,369,992	179,112,085	163,921,000	148,718,512	133,543,743	118,353,541	103,104,248	87,751,702	72,357,091	57,032,051	35%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	6,808,543	6,381,257	5,955,822	5,532,240	5,110,511	4,690,635	4,272,611	3,856,440	3,442,122	3,029,239	2,617,172	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	12,760,308	12,056,939	11,356,602	10,659,296	9,965,023	9,273,781	8,585,572	7,900,395	7,218,250	6,539,137	5,863,054	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	51,210,848	47,306,995	43,404,239	39,517,241	35,647,347	31,794,555	27,958,867	24,136,374	20,310,024	16,500,889	12,705,061	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	52,954,430	49,033,226	45,129,126	41,242,129	37,372,234	33,519,442	29,683,754	25,865,168	22,061,230	18,252,096	14,460,179	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	22,257,809	20,885,705	19,519,553	18,159,349	16,805,096	15,456,793	14,114,439	12,778,036	11,447,582	10,123,078	8,803,844	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	50,667,079	47,018,678	43,386,165	39,769,539	36,168,800	32,571,456	28,986,116	25,416,738	21,863,322	18,325,868	14,789,171	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	10,376,991	9,686,654	8,999,316	8,314,973	7,633,124	6,952,527	6,274,939	5,600,357	4,928,783	4,260,217	3,594,657	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	12,113,960	11,308,564	10,506,663	9,708,260	8,912,878	8,118,845	7,328,321	6,541,304	5,757,797	4,977,798	4,201,308	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	7,888,149	7,335,932	6,786,089	6,238,646	5,693,606	5,150,967	4,610,730	4,072,894	3,537,460	3,004,428	2,473,797	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	9,474,744	8,812,216	8,152,398	7,495,462	6,841,408	6,190,236	5,541,946	4,896,539	4,254,012	3,614,369	2,977,607	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	11,061,339	10,288,498	9,518,707	8,752,278	7,989,210	7,229,505	6,473,163	5,720,183	4,970,565	4,224,310	3,481,416	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	832,694	793,841	755,155	716,634	678,280	640,092	602,070	564,215	526,526	489,003	451,645	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,666,267	1,588,561	1,511,188	1,434,148	1,357,439	1,281,063	1,205,020	1,129,309	1,053,930	978,884	904,170	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	3,749,892	3,575,054	3,400,964	3,227,622	3,055,029	2,883,183	2,712,086	2,541,735	2,372,134	2,203,280	2,035,175	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,455,621	1,375,586	1,295,896	1,216,551	1,137,551	1,058,896	980,585	902,621	825,000	747,725	670,795	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,040,958	1,928,902	1,817,329	1,706,238	1,595,632	1,485,507	1,375,867	1,266,708	1,158,033	1,049,841	942,133	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,620,514	2,476,451	2,333,008	2,190,187	2,047,986	1,906,407	1,765,449	1,625,112	1,485,395	1,346,301	1,207,826	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	8,208,359	7,757,554	7,308,693	6,861,774	6,416,800	5,973,769	5,532,680	5,093,535	4,656,334	4,221,075	3,787,759	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	18,817,751	17,782,573	16,751,858	15,725,606	14,703,816	13,686,489	12,673,624	11,665,221	10,661,281	9,661,804	8,666,788	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	45,828,471	43,067,293	40,318,060	37,580,771	34,855,428	32,142,029	29,440,576	26,751,067	24,073,504	21,407,885	18,754,211	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	73,841,482	68,227,516	62,638,031	57,073,027	51,513,160	45,971,803	40,453,661	34,929,525	29,420,531	23,907,269	18,418,926	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	34,909,207	32,629,964	30,360,635	28,101,220	25,851,721	23,607,822	21,371,142	19,144,410	16,927,624	14,720,786	12,523,894	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	50,385,262	46,660,499	42,951,974	39,259,688	35,583,025	31,905,495	28,244,284	24,599,393	20,970,819	17,338,416	13,718,424	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	25,236,290	24,138,629	23,045,729	21,957,588	20,874,207	19,795,587	18,720,755	17,646,148	16,576,326	15,511,286	14,451,031	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,113,797	7,976,371	7,839,538	7,703,296	7,567,647	7,432,591	7,298,127	7,164,255	7,030,976	6,898,289	6,766,195	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	8,777,508	8,319,391	7,863,250	7,409,082	6,956,890	6,506,672	6,058,431	5,612,163	5,167,869	4,725,551	4,285,208	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	19,737,012	18,657,081	17,581,831	16,511,263	15,445,376	14,384,171	13,327,649	12,275,809	11,228,650	10,186,174	9,148,380	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	30,106,999	28,197,943	26,297,168	24,404,673	22,520,459	20,644,526	18,776,873	16,917,500	15,062,635	13,213,643	11,372,957	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	42,271,744	39,210,685	36,162,956	33,128,557	30,107,488	27,099,749	24,105,341	21,124,263	18,156,515	15,196,812	12,236,301	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	11,297,324	10,598,114	9,901,936	9,208,791	8,518,677	7,831,595	7,147,545	6,466,527	5,788,542	5,113,589	4,441,667	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	30,952,182	29,043,111	27,142,320	25,249,810	23,365,580	21,489,631	19,621,963	17,762,574	15,911,467	14,068,640	12,230,878	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	60,174,919	55,612,101	51,052,165	46,494,691	41,927,820	37,370,419	32,833,246	28,316,304	23,819,590	19,343,105	14,886,850	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	23,012,407	21,664,658	20,322,755	18,986,697	17,656,483	16,332,115	15,013,591	13,700,912	12,394,079	11,093,090	9,797,946	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	50,965,774	47,190,593	43,437,317	39,703,181	35,999,615	32,326,619	28,684,192	25,072,334	21,491,047	17,940,329	14,415,890	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	12,057,912	11,555,000	11,056,054	10,561,071	10,070,053	9,582,999	9,099,910	8,620,785	8,145,624	7,674,428	7,207,196	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	42,501,168	39,594,055	36,699,588	33,817,765	30,948,588	28,092,056	25,248,168	22,416,926	19,598,330	16,781,381	13,973,620	45%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	44,402,973	41,495,860	38,601,392	35,719,569	32,850,392	29,993,860	27,149,973	24,318,731	21,500,134	18,694,182	15,900,875	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	32,863,507	31,013,310	29,171,138	27,336,990	25,510,865	23,692,765	21,882,689	20,080,637	18,286,610	16,500,606	14,722,627	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	61,190,332	56,270,419	51,346,495	46,404,379	41,452,952	36,523,488	31,615,987	26,730,452	21,866,879	17,025,269	12,205,624	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	88,647,233	83,227,879	77,828,919	72,453,473	67,101,540	61,773,120	56,462,219	51,161,531	45,884,443	40,618,872	35,363,583	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,006,964	6,823,729	6,641,285	6,459,630	6,278,765	6,098,689	5,919,404	5,740,908	5,563,203	5,386,287	5,210,161	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	65,992,086	62,343,685	58,711,172	55,094,545	51,493,807	47,908,955	44,339,991	40,786,914	37,249,725	33,728,422	30,223,007	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	42,816,282	40,511,153	38,215,958	35,930,702	33,655,381	31,389,998	29,134,550	26,889,040	24,653,466	22,427,829	20,212,128	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	63,917,229	59,111,610	54,326,952	49,563,254	44,820,517	40,098,740	35,397,924	30,718,069	26,059,175	21,421,242	16,797,202	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	209,621,512	194,369,992	179,112,085	163,921,000	148,718,512	133,543,743	118,353,541	103,104,248	87,751,702	72,357,091	57,032,051	45%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	6,808,543	6,381,257	5,955,822	5,532,240	5,110,511	4,690,635	4,272,611	3,856,440	3,442,122	3,029,239	2,617,172	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	12,760,308	12,056,939	11,356,602	10,659,296	9,965,023	9,273,781	8,585,572	7,900,395	7,218,250	6,539,137	5,863,054	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	51,210,848	47,306,995	43,404,239	39,517,241	35,647,347	31,794,555	27,958,867	24,136,374	20,310,024	16,500,889	12,705,061	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	52,954,430	49,033,226	45,129,126	41,242,129	37,372,234	33,519,442	29,683,754	25,865,168	22,061,230	18,252,096	14,460,179	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	22,257,809	20,885,705	19,519,553	18,159,349	16,805,096	15,456,793	14,114,439	12,778,036	11,447,582	10,123,078	8,803,844	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	50,667,079	47,018,678	43,386,165	39,769,539	36,168,800	32,571,456	28,986,116	25,416,738	21,863,322	18,325,868	14,789,171	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	10,376,991	9,686,654	8,999,316	8,314,973	7,633,124	6,952,527	6,274,939	5,600,357	4,928,783	4,260,217	3,594,657	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	12,113,960	11,308,564	10,506,663	9,708,260	8,912,878	8,118,845	7,328,321	6,541,304	5,757,797	4,977,798	4,201,308	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	7,888,149	7,335,932	6,786,089	6,238,646	5,693,606	5,150,967	4,610,730	4,072,894	3,537,460	3,004,428	2,473,797	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	9,474,744	8,812,216	8,152,398	7,495,462	6,841,408	6,190,236	5,541,946	4,896,539	4,254,012	3,614,369	2,977,607	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	11,061,339	10,288,498	9,518,707	8,752,278	7,989,210	7,229,505	6,473,163	5,720,183	4,970,565	4,224,310	3,481,416	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	832,694	793,841	755,155	716,634	678,280	640,092	602,070	564,215	526,526	489,003	451,645	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,666,267	1,588,561	1,511,188	1,434,148	1,357,439	1,281,063	1,205,020	1,129,309	1,053,930	978,884	904,170	50%
3	Low density housing scheme (9 houses)	9	£113,500	3,749,892	3,575,054	3,400,964	3,227,622	3,055,029	2,883,183	2,712,086	2,541,735	2,372,134	2,203,280	2,035,175	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,455,621	1,375,586	1,295,896	1,216,551	1,137,551	1,058,896	980,585	902,621	825,000	747,725	670,795	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,040,958	1,928,902	1,817,329	1,706,238	1,595,632	1,485,507	1,375,867	1,266,708	1,158,033	1,049,841	942,133	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,620,514	2,476,451	2,333,008	2,190,187	2,047,986	1,906,407	1,765,449	1,625,112	1,485,395	1,346,301	1,207,826	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	8,208,359	7,757,554	7,308,693	6,861,774	6,416,800	5,973,769	5,532,680	5,093,535	4,656,334	4,221,075	3,787,759	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	18,817,751	17,782,573	16,751,858	15,725,606	14,703,816	13,686,489	12,673,624	11,665,221	10,661,281	9,661,804	8,666,788	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	45,828,471	43,067,293	40,318,060	37,580,771	34,855,428	32,142,029	29,440,576	26,751,067	24,073,504	21,407,885	18,754,211	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	73,841,482	68,227,516	62,638,031	57,073,027	51,513,160	45,971,803	40,453,661	34,929,525	29,420,531	23,907,269	18,418,926	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	34,909,207	32,629,964	30,360,635	28,101,220	25,851,721	23,607,822	21,371,142	19,144,410	16,927,624	14,720,786	12,523,894	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	50,385,262	46,660,499	42,951,974	39,259,688	35,583,025	31,905,495	28,244,284	24,599,393	20,970,819	17,338,416	13,718,424	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	25,236,290	24,138,629	23,045,729	21,957,588	20,874,207	19,795,587	18,720,755	17,646,148	16,576,326	15,511,286	14,451,031	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,113,797	7,976,371	7,839,538	7,703,296	7,567,647	7,432,591	7,298,127	7,164,255	7,030,976	6,898,289	6,766,195	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	8,777,508	8,319,391	7,863,250	7,409,082	6,956,890	6,506,672	6,058,431	5,612,163	5,167,869	4,725,551	4,285,208	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	19,737,012	18,657,081	17,581,831	16,511,263	15,445,376	14,384,171	13,327,649	12,275,809	11,228,650	10,186,174	9,148,380	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	30,106,999	28,197,943	26,297,168	24,404,673	22,520,459	20,644,526	18,776,873	16,917,500	15,062,635	13,213,643	11,372,957	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	42,271,744	39,210,685	36,162,956	33,128,557	30,107,488	27,099,749	24,105,341	21,124,263	18,156,515	15,196,812	12,236,301	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	11,297,324	10,598,114	9,901,936	9,208,791	8,518,677	7,831,595	7,147,545	6,466,527	5,788,542	5,113,589	4,441,667	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	30,952,182	29,043,111	27,142,320	25,249,810	23,365,580	21,489,631	19,621,963	17,762,574	15,911,467	14,068,640	12,230,878	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	60,174,919	55,612,101	51,052,165	46,494,691	41,927,820	37,370,419	32,833,246	28,316,304	23,819,590	19,343,105	14,886,850	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	23,012,407	21,664,658	20,322,755	18,986,697	17,656,483	16,332,115	15,013,591	13,700,912	12,394,079	11,093,090	9,797,946	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	50,965,774	47,190,593	43,437,317	39,703,181	35,999,615	32,326,619	28,684,192	25,072,334	21,491,047	17,940,329	14,415,890	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	12,057,912	11,555,000	11,056,054	10,561,071	10,070,053	9,582,999	9,099,910	8,620,785	8,145,624	7,674,428	7,207,196	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	42,501,168	39,594,055	36,699,588	33,817,765	30,948,588	28,092,056	25,248,168	22,416,926	19,598,330	16,781,381	13,973,620	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	44,402,973	41,495,860	38,601,392	35,719,569	32,850,392	29,993,860	27,149,973	24,318,731	21,500,134	18,694,182	15,900,875	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	32,863,507	31,013,310	29,171,138	27,336,990	25,510,865	23,692,765	21,882,689	20,080,637	18,286,610	16,500,606	14,722,627	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	61,190,332	56,270,419	51,346,495	46,404,379	41,452,952	36,523,488	31,615,987	26,730,452	21,866,879	17,025,269	12,205,624	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	88,647,233	83,227,879	77,828,919	72,453,473	67,101,540	61,773,120	56,462,219	51,161,531	45,884,443	40,618,872	35,363,583	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,006,964	6,823,729	6,641,285	6,459,630	6,278,765	6,098,689	5,919,404	5,740,908	5,563,203	5,386,287	5,210,161	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	65,992,086	62,343,685	58,711,172	55,094,545	51,493,807	47,908,955	44,339,991	40,786,914	37,249,725	33,728,422	30,223,007	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	42,816,282	40,511,153	38,215,958	35,930,702	33,655,381	31,389,998	29,134,550	26,889,040	24,653,466	22,427,829	20,212,128	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	63,917,229	59,111,610	54,326,952	49,563,254	44,820,517	40,098,740	35,397,924	30,718,069	26,059,175	21,421,242	16,797,202	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	209,621,512	194,369,992	179,112,085	163,921,000	148,718,512	133,543,743	118,353,541	103,104,248	87,751,702	72,357,091	57,032,051	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	6,808,543	6,381,257	5,955,822	5,532,240	5,110,511	4,690,635	4,272,611	3,856,440	3,442,122	3,029,239	2,617,172	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	12,760,308	12,056,939	11,356,602	10,659,296	9,965,023	9,273,781	8,585,572	7,900,395	7,218,250	6,539,137	5,863,054	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	51,210,848	47,306,995	43,404,239	39,517,241	35,647,347	31,794,555	27,958,867	24,136,374	20,310,024	16,500,889	12,705,061	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	52,954,430	49,033,226	45,129,126	41,242,129	37,372,234	33,519,442	29,683,754	25,865,168	22,061,230	18,252,096	14,460,179	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	22,257,809	20,885,705	19,519,553	18,159,349	16,805,096	15,456,793	14,114,439	12,778,036	11,447,582	10,123,078	8,803,844	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	50,667,079	47,018,678	43,386,165	39,769,539	36,168,800	32,571,456	28,986,116	25,416,738	21,863,322	18,325,868	14,789,171	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	10,376,991	9,686,654	8,999,316	8,314,973	7,633,124	6,952,527	6,274,939	5,600,357	4,928,783	4,260,217	3,594,657	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	12,113,960	11,308,564	10,506,663	9,708,260	8,912,878	8,118,845	7,328,321	6,541,304	5,757,797	4,977,798	4,201,308	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	7,888,149	7,335,932	6,786,089	6,238,646	5,693,606	5,150,967	4,610,730	4,072,894	3,537,460	3,004,428	2,473,797	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	9,474,744	8,812,216	8,152,398	7,495,462	6,841,408	6,190,236	5,541,946	4,896,539	4,254,012	3,614,369	2,977,607	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	11,061,339	10,288,498	9,518,707	8,752,278	7,989,210	7,229,505	6,473,163	5,720,183	4,970,565	4,224,310	3,481,416	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,911 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	923,176	879,607	836,223	793,027	750,017	707,192	664,555	622,104	579,841	537,763	495,872	15%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,847,231	1,760,091	1,673,325	1,586,932	1,500,911	1,415,264	1,329,990	1,245,089	1,160,560	1,076,405	992,623	15%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,157,061	3,960,997	3,765,773	3,571,388	3,377,842	3,185,135	2,993,268	2,802,240	2,612,051	2,422,702	2,234,192	15%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,647,896	1,557,837	1,468,167	1,378,885	1,289,990	1,201,484	1,113,366	1,025,636	938,295	851,341	764,776	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,310,143	2,184,053	2,058,508	1,933,506	1,809,046	1,685,131	1,561,760	1,438,931	1,316,646	1,194,904	1,073,706	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,966,608	2,804,503	2,643,095	2,482,388	2,322,377	2,163,067	2,004,454	1,846,541	1,689,325	1,532,810	1,376,992	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	9,307,546	8,799,439	8,293,523	7,789,796	7,288,260	6,788,913	6,291,755	5,796,787	5,304,010	4,813,422	4,325,024	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	21,406,111	20,236,000	19,070,932	17,910,907	16,755,926	15,605,987	14,461,091	13,321,238	12,186,428	11,056,662	9,931,938	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	53,071,091	49,932,348	46,807,175	43,695,571	40,597,537	37,513,072	34,442,176	31,384,851	28,341,095	25,310,908	22,294,291	45%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	88,406,770	82,053,654	75,728,195	69,430,395	63,158,984	56,891,616	50,652,018	44,434,866	38,218,756	32,017,391	25,814,612	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	40,890,210	38,299,171	35,719,388	33,150,862	30,593,592	28,047,578	25,512,821	22,989,320	20,477,075	17,974,269	15,474,835	20%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	60,544,834	56,304,564	52,082,748	47,870,359	43,669,499	39,487,166	35,323,359	31,178,079	27,043,342	22,912,330	18,799,948	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	27,997,206	26,755,617	25,519,407	24,288,575	23,063,101	21,838,129	20,618,558	19,404,387	18,195,617	16,992,246	15,794,276	45%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,448,912	8,294,016	8,139,788	7,986,227	7,833,333	7,681,108	7,529,550	7,378,660	7,228,436	7,078,881	6,929,994	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	9,894,556	9,378,206	8,864,082	8,352,184	7,842,511	7,335,063	6,829,840	6,326,843	5,826,072	5,327,525	4,831,204	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	22,410,178	21,190,891	19,976,886	18,768,162	17,564,720	16,366,559	15,173,680	13,986,083	12,803,768	11,626,734	10,454,981	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	35,006,103	32,841,652	30,686,581	28,540,889	26,404,576	24,277,644	22,160,090	20,051,916	17,953,122	15,863,706	13,783,670	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	50,282,544	46,803,873	43,340,330	39,891,914	36,458,626	33,040,464	29,637,429	26,249,522	22,876,741	19,519,088	16,176,563	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	13,053,644	12,262,876	11,475,533	10,691,617	9,911,127	9,134,061	8,360,423	7,590,211	6,823,424	6,060,063	5,300,128	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	35,851,285	33,686,819	31,531,733	29,386,025	27,249,697	25,122,749	23,005,179	20,896,990	18,798,180	16,708,750	14,628,698	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	72,037,520	66,893,901	61,764,938	56,650,531	51,531,554	46,416,540	41,295,425	36,156,174	31,039,901	25,946,607	20,876,290	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	26,430,574	24,904,633	23,385,304	21,872,586	20,366,481	18,866,987	17,374,104	15,887,834	14,408,176	12,935,128	11,468,693	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	60,597,143	56,318,835	52,074,872	47,852,618	43,658,062	39,498,016	35,355,701	31,240,322	27,159,666	23,113,730	19,102,515	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	13,261,364	12,693,426	12,129,965	11,570,979	11,016,467	10,466,431	9,920,871	9,379,785	8,843,175	8,311,039	7,783,379	35%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	50,114,565	46,810,557	43,520,904	40,245,604	36,984,656	33,738,061	30,505,819	27,287,930	24,084,394	20,895,211	17,720,381	20%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	52,016,368	48,712,362	45,422,708	42,147,407	38,886,459	35,639,865	32,407,623	29,189,734	25,986,198	22,797,014	19,622,184	35%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	37,563,713	35,468,490	33,382,345	31,305,280	29,237,292	27,178,383	25,128,552	23,087,799	21,056,126	19,033,530	17,020,014	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	74,207,205	68,690,449	63,186,646	57,667,181	52,140,834	46,592,065	41,005,152	35,429,137	29,878,136	24,352,148	18,851,174	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	102,274,849	96,155,247	90,062,155	83,995,575	77,955,504	71,941,946	65,951,123	59,972,357	54,020,185	48,094,605	42,170,719	45%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,453,784	7,247,256	7,041,618	6,836,871	6,633,012	6,430,045	6,227,968	6,026,781	5,826,484	5,627,077	5,428,560	35%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	75,501,937	71,357,778	67,231,640	63,123,523	59,033,425	54,961,349	50,907,293	46,871,258	42,853,243	38,853,248	34,871,274	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	48,688,926	46,077,320	43,476,971	40,887,877	38,310,038	35,743,454	33,188,126	30,644,054	28,111,236	25,589,673	23,079,367	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	76,573,411	71,142,409	65,714,427	60,293,858	54,897,101	49,524,157	44,175,023	38,849,700	33,548,191	28,270,492	23,016,606	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	249,195,677	231,955,350	214,790,069	197,653,364	180,559,458	163,501,810	146,464,003	129,407,028	112,322,709	95,155,472	77,799,396	20%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	7,872,859	7,390,088	6,909,408	6,430,821	5,954,323	5,479,919	5,007,605	4,537,382	4,069,252	3,603,212	3,139,264	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	14,516,629	13,721,701	12,930,198	12,142,122	11,357,472	10,576,248	9,798,450	9,024,078	8,253,131	7,485,612	6,721,517	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	61,423,721	57,002,795	52,589,032	48,190,336	43,810,960	39,450,906	35,097,045	30,753,518	26,429,413	22,124,729	17,817,660	50%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	63,254,881	58,817,543	54,390,254	49,969,042	45,567,251	41,184,881	36,821,932	32,478,406	28,154,301	23,849,617	19,564,355	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	25,708,955	24,156,940	22,611,650	21,073,084	19,541,241	18,016,123	16,497,728	14,986,058	13,481,112	11,982,889	10,491,391	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	60,176,930	56,032,771	51,906,633	47,798,516	43,708,419	39,636,342	35,582,286	31,546,250	27,523,479	23,502,494	19,499,626	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	12,138,135	11,355,988	10,577,234	9,801,872	9,029,903	8,261,324	7,496,139	6,734,346	5,975,945	5,218,147	4,463,509	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	14,168,628	13,256,120	12,347,569	11,442,976	10,542,340	9,645,662	8,752,941	7,864,179	6,979,372	6,095,383	5,214,969	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	9,303,354	8,679,106	8,057,571	7,438,746	6,822,632	6,209,230	5,597,160	4,986,783	4,379,127	3,774,194	3,171,982	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	11,172,989	10,423,888	9,678,040	8,935,446	8,196,104	7,460,016	6,725,662	5,993,204	5,264,012	4,538,087	3,815,428	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	13,042,626	12,168,669	11,298,509	10,432,144	9,569,575	8,710,801	7,854,164	6,999,626	6,148,898	5,301,980	4,458,874	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	923,176	879,607	836,223	793,027	750,017	707,192	664,555	622,104	579,841	537,763	495,872	50%
2	Low density housing scheme (4 houses)	4	£917,161	1,847,231	1,760,091	1,673,325	1,586,932	1,500,911	1,415,264	1,329,990	1,245,089	1,160,560	1,076,405	992,623	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,157,061	3,960,997	3,765,773	3,571,388	3,377,842	3,185,135	2,993,268	2,802,240	2,612,051	2,422,702	2,234,192	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,647,896	1,557,837	1,468,167	1,378,885	1,289,990	1,201,484	1,113,366	1,025,636	938,295	851,341	764,776	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,310,143	2,184,053	2,058,508	1,933,506	1,809,046	1,685,131	1,561,760	1,438,931	1,316,646	1,194,904	1,073,706	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,966,608	2,804,503	2,643,095	2,482,388	2,322,377	2,163,067	2,004,454	1,846,541	1,689,325	1,532,810	1,376,992	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	9,307,546	8,799,439	8,293,523	7,789,796	7,288,260	6,788,913	6,291,755	5,796,787	5,304,010	4,813,422	4,325,024	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	21,406,111	20,236,000	19,070,932	17,910,907	16,755,926	15,605,987	14,461,091	13,321,238	12,186,428	11,056,662	9,931,938	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	53,071,091	49,932,348	46,807,175	43,695,571	40,597,537	37,513,072	34,442,176	31,384,851	28,341,095	25,310,908	22,294,291	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	88,406,770	82,053,654	75,728,195	69,430,395	63,158,984	56,891,616	50,652,018	44,434,866	38,218,756	32,017,391	25,814,612	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	40,890,210	38,299,171	35,719,388	33,150,862	30,593,592	28,047,578	25,512,821	22,989,320	20,477,075	17,974,269	15,474,835	40%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	60,544,834	56,304,564	52,082,748	47,870,359	43,669,499	39,487,166	35,323,359	31,178,079	27,043,342	22,912,330	18,799,948	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	27,997,206	26,755,617	25,519,407	24,288,575	23,063,101	21,838,129	20,618,558	19,404,387	18,195,617	16,992,246	15,794,276	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,448,912	8,294,016	8,139,788	7,986,227	7,833,333	7,681,108	7,529,550	7,378,660	7,228,436	7,078,881	6,929,994	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	9,894,556	9,378,206	8,864,082	8,352,184	7,842,511	7,335,063	6,829,840	6,326,843	5,826,072	5,327,525	4,831,204	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	22,410,178	21,190,891	19,976,886	18,768,162	17,564,720	16,366,559	15,173,680	13,986,083	12,803,768	11,626,734	10,454,981	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	35,006,103	32,841,652	30,686,581	28,540,889	26,404,576	24,277,644	22,160,090	20,051,916	17,953,122	15,863,706	13,783,670	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	50,282,544	46,803,873	43,340,330	39,891,914	36,458,626	33,040,464	29,637,429	26,249,522	22,876,741	19,519,088	16,176,563	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	13,053,644	12,262,876	11,475,533	10,691,617	9,911,127	9,134,061	8,360,423	7,590,211	6,823,424	6,060,063	5,300,128	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	35,851,285	33,686,819	31,531,733	29,386,025	27,249,697	25,122,749	23,005,179	20,896,990	18,798,180	16,708,750	14,628,698	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	72,037,520	66,893,901	61,764,938	56,650,531	51,531,554	46,416,540	41,295,425	36,156,174	31,039,901	25,946,607	20,876,290	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	26,430,574	24,904,633	23,385,304	21,872,586	20,366,481	18,866,987	17,374,104	15,887,834	14,408,176	12,935,128	11,468,693	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	60,597,143	56,318,835	52,074,872	47,852,618	43,658,062	39,498,016	35,355,701	31,240,322	27,159,666	23,113,730	19,102,515	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	13,261,364	12,693,426	12,129,965	11,570,979	11,016,467	10,466,431	9,920,871	9,379,785	8,843,175	8,311,039	7,783,379	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	50,114,565	46,810,557	43,520,904	40,245,604	36,984,656	33,738,061	30,505,819	27,287,930	24,084,394	20,895,211	17,720,381	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	52,016,368	48,712,362	45,422,708	42,147,407	38,886,459	35,639,865	32,407,623	29,189,734	25,986,198	22,797,014	19,622,184	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	37,563,713	35,468,490	33,382,345	31,305,280	29,237,292	27,178,383	25,128,552	23,087,799	21,056,126	19,033,530	17,020,014	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	74,207,205	68,690,449	63,186,646	57,667,181	52,140,834	46,592,065	41,005,152	35,429,137	29,878,136	24,352,148	18,851,174	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	102,274,849	96,155,247	90,062,155	83,995,575	77,955,504	71,941,946	65,951,123	59,972,357	54,020,185	48,094,605	42,170,719	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,453,784	7,247,256	7,041,618	6,836,871	6,633,012	6,430,045	6,227,968	6,026,781	5,826,484	5,627,077	5,428,560	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	75,501,937	71,357,778	67,231,640	63,123,523	59,033,425	54,961,349	50,907,293	46,871,258	42,853,243	38,853,248	34,871,274	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	48,688,926	46,077,320	43,476,971	40,887,877	38,310,038	35,743,454	33,188,126	30,644,054	28,111,236	25,589,673	23,079,367	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	76,573,411	71,142,409	65,714,427	60,293,858	54,897,101	49,524,157	44,175,023	38,849,700	33,548,191	28,270,492	23,016,606	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	249,195,677	231,955,350	214,790,069	197,653,364	180,559,458	163,501,810	146,464,003	129,407,028	112,322,709	95,155,472	77,799,396	40%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	7,872,859	7,390,088	6,909,408	6,430,821	5,954,323	5,479,919	5,007,605	4,537,382	4,069,252	3,603,212	3,139,264	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	14,516,629	13,721,701	12,930,198	12,142,122	11,357,472	10,576,248	9,798,450	9,024,078	8,253,131	7,485,612	6,721,517	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	61,423,721	57,002,795	52,589,032	48,190,336	43,810,960	39,450,906	35,097,045	30,753,518	26,429,413	22,124,729	17,817,660	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	63,254,881	58,817,543	54,390,254	49,969,042	45,567,251	41,184,881	36,821,932	32,478,406	28,154,301	23,849,617	19,564,355	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	25,708,955	24,156,940	22,611,650	21,073,084	19,541,241	18,016,123	16,497,728	14,986,058	13,481,112	11,982,889	10,491,391	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	60,176,930	56,032,771	51,906,633	47,798,516	43,708,419	39,636,342	35,582,286	31,546,250	27,523,479	23,502,494	19,499,626	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	12,138,135	11,355,988	10,577,234	9,801,872	9,029,903	8,261,324	7,496,139	6,734,346	5,975,945	5,218,147	4,463,509	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	14,168,628	13,256,120	12,347,569	11,442,976	10,542,340	9,645,662	8,752,941	7,864,179	6,979,372	6,095,383	5,214,969	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	9,303,354	8,679,106	8,057,571	7,438,746	6,822,632	6,209,230	5,597,160	4,986,783	4,379,127	3,774,194	3,171,982	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	11,172,989	10,423,888	9,678,040	8,935,446	8,196,104	7,460,016	6,725,662	5,993,204	5,264,012	4,538,087	3,815,428	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	13,042,626	12,168,669	11,298,509	10,432,144	9,569,575	8,710,801	7,854,164	6,999,626	6,148,898	5,301,980	4,458,874	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	923,176	879,607	836,223	793,027	750,017	707,192	664,555	622,104	579,841	537,763	495,872	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,847,231	1,760,091	1,673,325	1,586,932	1,500,911	1,415,264	1,329,990	1,245,089	1,160,560	1,076,405	992,623	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,157,061	3,960,997	3,765,773	3,571,388	3,377,842	3,185,135	2,993,268	2,802,240	2,612,051	2,422,702	2,234,192	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,647,896	1,557,837	1,468,167	1,378,885	1,289,990	1,201,484	1,113,366	1,025,636	938,295	851,341	764,776	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,310,143	2,184,053	2,058,508	1,933,506	1,809,046	1,685,131	1,561,760	1,438,931	1,316,646	1,194,904	1,073,706	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,966,608	2,804,503	2,643,095	2,482,388	2,322,377	2,163,067	2,004,454	1,846,541	1,689,325	1,532,810	1,376,992	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	9,307,546	8,799,439	8,293,523	7,789,796	7,288,260	6,788,913	6,291,755	5,796,787	5,304,010	4,813,422	4,325,024	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	21,406,111	20,236,000	19,070,932	17,910,907	16,755,926	15,605,987	14,461,091	13,321,238	12,186,428	11,056,662	9,931,938	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	53,071,091	49,932,348	46,807,175	43,695,571	40,597,537	37,513,072	34,442,176	31,384,851	28,341,095	25,310,908	22,294,291	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	88,406,770	82,053,654	75,728,195	69,430,395	63,158,984	56,891,616	50,652,018	44,434,866	38,218,756	32,017,391	25,814,612	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	40,890,210	38,299,171	35,719,388	33,150,862	30,593,592	28,047,578	25,512,821	22,989,320	20,477,075	17,974,269	15,474,835	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	60,544,834	56,304,564	52,082,748	47,870,359	43,669,499	39,487,166	35,323,359	31,178,079	27,043,342	22,912,330	18,799,948	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	27,997,206	26,755,617	25,519,407	24,288,575	23,063,101	21,838,129	20,618,558	19,404,387	18,195,617	16,992,246	15,794,276	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,448,912	8,294,016	8,139,788	7,986,227	7,833,333	7,681,108	7,529,550	7,378,660	7,228,436	7,078,881	6,929,994	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	9,894,556	9,378,206	8,864,082	8,352,184	7,842,511	7,335,063	6,829,840	6,326,843	5,826,072	5,327,525	4,831,204	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	22,410,178	21,190,891	19,976,886	18,768,162	17,564,720	16,366,559	15,173,680	13,986,083	12,803,768	11,626,734	10,454,981	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	35,006,103	32,841,652	30,686,581	28,540,889	26,404,576	24,277,644	22,160,090	20,051,916	17,953,122	15,863,706	13,783,670	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	50,282,544	46,803,873	43,340,330	39,891,914	36,458,626	33,040,464	29,637,429	26,249,522	22,876,741	19,519,088	16,176,563	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	13,053,644	12,262,876	11,475,533	10,691,617	9,911,127	9,134,061	8,360,423	7,590,211	6,823,424	6,060,063	5,300,128	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	35,851,285	33,686,819	31,531,733	29,386,025	27,249,697	25,122,749	23,005,179	20,896,990	18,798,180	16,708,750	14,628,698	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	72,037,520	66,893,901	61,764,938	56,650,531	51,531,554	46,416,540	41,295,425	36,156,174	31,039,901	25,946,607	20,876,290	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	26,430,574	24,904,633	23,385,304	21,872,586	20,366,481	18,866,987	17,374,104	15,887,834	14,408,176	12,935,128	11,468,693	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	60,597,143	56,318,835	52,074,872	47,852,618	43,658,062	39,498,016	35,355,701	31,240,322	27,159,666	23,113,730	19,102,515	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	13,261,364	12,693,426	12,129,965	11,570,979	11,016,467	10,466,431	9,920,871	9,379,785	8,843,175	8,311,039	7,783,379	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	50,114,565	46,810,557	43,520,904	40,245,604	36,984,656	33,738,061	30,505,819	27,287,930	24,084,394	20,895,211	17,720,381	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	52,016,368	48,712,362	45,422,708	42,147,407	38,886,459	35,639,865	32,407,623	29,189,734	25,986,198	22,797,014	19,622,184	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	37,563,713	35,468,490	33,382,345	31,305,280	29,237,292	27,178,383	25,128,552	23,087,799	21,056,126	19,033,530	17,020,014	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	74,207,205	68,690,449	63,186,646	57,667,181	52,140,834	46,592,065	41,005,152	35,429,137	29,878,136	24,352,148	18,851,174	45%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	102,274,849	96,155,247	90,062,155	83,995,575	77,955,504	71,941,946	65,951,123	59,972,357	54,020,185	48,094,605	42,170,719	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,453,784	7,247,256	7,041,618	6,836,871	6,633,012	6,430,045	6,227,968	6,026,781	5,826,484	5,627,077	5,428,560	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	75,501,937	71,357,778	67,231,640	63,123,523	59,033,425	54,961,349	50,907,293	46,871,258	42,853,243	38,853,248	34,871,274	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	48,688,926	46,077,320	43,476,971	40,887,877	38,310,038	35,743,454	33,188,126	30,644,054	28,111,236	25,589,673	23,079,367	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	76,573,411	71,142,409	65,714,427	60,293,858	54,897,101	49,524,157	44,175,023	38,849,700	33,548,191	28,270,492	23,016,606	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	249,195,677	231,955,350	214,790,069	197,653,364	180,559,458	163,501,810	146,464,003	129,407,028	112,322,709	95,155,472	77,799,396	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	7,872,859	7,390,088	6,909,408	6,430,821	5,954,323	5,479,919	5,007,605	4,537,382	4,069,252	3,603,212	3,139,264	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	14,516,629	13,721,701	12,930,198	12,142,122	11,357,472	10,576,248	9,798,450	9,024,078	8,253,131	7,485,612	6,721,517	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	61,423,721	57,002,795	52,589,032	48,190,336	43,810,960	39,450,906	35,097,045	30,753,518	26,429,413	22,124,729	17,817,660	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	63,254,881	58,817,543	54,390,254	49,969,042	45,567,251	41,184,881	36,821,932	32,478,406	28,154,301	23,849,617	19,564,355	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	25,708,955	24,156,940	22,611,650	21,073,084	19,541,241	18,016,123	16,497,728	14,986,058	13,481,112	11,982,889	10,491,391	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	60,176,930	56,032,771	51,906,633	47,798,516	43,708,419	39,636,342	35,582,286	31,546,250	27,523,479	23,502,494	19,499,626	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	12,138,135	11,355,988	10,577,234	9,801,872	9,029,903	8,261,324	7,496,139	6,734,346	5,975,945	5,218,147	4,463,509	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	14,168,628	13,256,120	12,347,569	11,442,976	10,542,340	9,645,662	8,752,941	7,864,179	6,979,372	6,095,383	5,214,969	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	9,303,354	8,679,106	8,057,571	7,438,746	6,822,632	6,209,230	5,597,160	4,986,783	4,379,127	3,774,194	3,171,982	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	11,172,989	10,423,888	9,678,040	8,935,446	8,196,104	7,460,016	6,725,662	5,993,204	5,264,012	4,538,087	3,815,428	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	13,042,626	12,168,669	11,298,509	10,432,144	9,569,575	8,710,801	7,854,164	6,999,626	6,148,898	5,301,980	4,458,874	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	923,176	879,607	836,223	793,027	750,017	707,192	664,555	622,104	579,841	537,763	495,872	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,847,231	1,760,091	1,673,325	1,586,932	1,500,911	1,415,264	1,329,990	1,245,089	1,160,560	1,076,405	992,623	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,157,061	3,960,997	3,765,773	3,571,388	3,377,842	3,185,135	2,993,268	2,802,240	2,612,051	2,422,702	2,234,192	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,647,896	1,557,837	1,468,167	1,378,885	1,289,990	1,201,484	1,113,366	1,025,636	938,295	851,341	764,776	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,310,143	2,184,053	2,058,508	1,933,506	1,809,046	1,685,131	1,561,760	1,438,931	1,316,646	1,194,904	1,073,706	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,966,608	2,804,503	2,643,095	2,482,388	2,322,377	2,163,067	2,004,454	1,846,541	1,689,325	1,532,810	1,376,992	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	9,307,546	8,799,439	8,293,523	7,789,796	7,288,260	6,788,913	6,291,755	5,796,787	5,304,010	4,813,422	4,325,024	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	21,406,111	20,236,000	19,070,932	17,910,907	16,755,926	15,605,987	14,461,091	13,321,238	12,186,428	11,056,662	9,931,938	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	53,071,091	49,932,348	46,807,175	43,695,571	40,597,537	37,513,072	34,442,176	31,384,851	28,341,095	25,310,908	22,294,291	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	88,406,770	82,053,654	75,728,195	69,430,395	63,158,984	56,891,616	50,652,018	44,434,866	38,218,756	32,017,391	25,814,612	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	40,890,210	38,299,171	35,719,388	33,150,862	30,593,592	28,047,578	25,512,821	22,989,320	20,477,075	17,974,269	15,474,835	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	60,544,834	56,304,564	52,082,748	47,870,359	43,669,499	39,487,166	35,323,359	31,178,079	27,043,342	22,912,330	18,799,948	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	27,997,206	26,755,617	25,519,407	24,288,575	23,063,101	21,838,129	20,618,558	19,404,387	18,195,617	16,992,246	15,794,276	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,448,912	8,294,016	8,139,788	7,986,227	7,833,333	7,681,108	7,529,550	7,378,660	7,228,436	7,078,881	6,929,994	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	9,894,556	9,378,206	8,864,082	8,352,184	7,842,511	7,335,063	6,829,840	6,326,843	5,826,072	5,327,525	4,831,204	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	22,410,178	21,190,891	19,976,886	18,768,162	17,564,720	16,366,559	15,173,680	13,986,083	12,803,768	11,626,734	10,454,981	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	35,006,103	32,841,652	30,686,581	28,540,889	26,404,576	24,277,644	22,160,090	20,051,916	17,953,122	15,863,706	13,783,670	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	50,282,544	46,803,873	43,340,330	39,891,914	36,458,626	33,040,464	29,637,429	26,249,522	22,876,741	19,519,088	16,176,563	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	13,053,644	12,262,876	11,475,533	10,691,617	9,911,127	9,134,061	8,360,423	7,590,211	6,823,424	6,060,063	5,300,128	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	35,851,285	33,686,819	31,531,733	29,386,025	27,249,697	25,122,749	23,005,179	20,896,990	18,798,180	16,708,750	14,628,698	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	72,037,520	66,893,901	61,764,938	56,650,531	51,531,554	46,416,540	41,295,425	36,156,174	31,039,901	25,946,607	20,876,290	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	26,430,574	24,904,633	23,385,304	21,872,586	20,366,481	18,866,987	17,374,104	15,887,834	14,408,176	12,935,128	11,468,693	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	60,597,143	56,318,835	52,074,872	47,852,618	43,658,062	39,498,016	35,355,701	31,240,322	27,159,666	23,113,730	19,102,515	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	13,261,364	12,693,426	12,129,965	11,570,979	11,016,467	10,466,431	9,920,871	9,379,785	8,843,175	8,311,039	7,783,379	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	50,114,565	46,810,557	43,520,904	40,245,604	36,984,656	33,738,061	30,505,819	27,287,930	24,084,394	20,895,211	17,720,381	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	52,016,368	48,712,362	45,422,708	42,147,407	38,886,459	35,639,865	32,407,623	29,189,734	25,986,198	22,797,014	19,622,184	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	37,563,713	35,468,490	33,382,345	31,305,280	29,237,292	27,178,383	25,128,552	23,087,799	21,056,126	19,033,530	17,020,014	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	74,207,205	68,690,449	63,186,646	57,667,181	52,140,834	46,592,065	41,005,152	35,429,137	29,878,136	24,352,148	18,851,174	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	102,274,849	96,155,247	90,062,155	83,995,575	77,955,504	71,941,946	65,951,123	59,972,357	54,020,185	48,094,605	42,170,719	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,453,784	7,247,256	7,041,618	6,836,871	6,633,012	6,430,045	6,227,968	6,026,781	5,826,484	5,627,077	5,428,560	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	75,501,937	71,357,778	67,231,640	63,123,523	59,033,425	54,961,349	50,907,293	46,871,258	42,853,243	38,853,248	34,871,274	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	48,688,926	46,077,320	43,476,971	40,887,877	38,310,038	35,743,454	33,188,126	30,644,054	28,111,236	25,589,673	23,079,367	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	76,573,411	71,142,409	65,714,427	60,293,858	54,897,101	49,524,157	44,175,023	38,849,700	33,548,191	28,270,492	23,016,606	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	249,195,677	231,955,350	214,790,069	197,653,364	180,559,458	163,501,810	146,464,003	129,407,028	112,322,709	95,155,472	77,799,396	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	7,872,859	7,390,088	6,909,408	6,430,821	5,954,323	5,479,919	5,007,605	4,537,382	4,069,252	3,603,212	3,139,264	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	14,516,629	13,721,701	12,930,198	12,142,122	11,357,472	10,576,248	9,798,450	9,024,078	8,253,131	7,485,612	6,721,517	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	61,423,721	57,002,795	52,589,032	48,190,336	43,810,960	39,450,906	35,097,045	30,753,518	26,429,413	22,124,729	17,817,660	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	63,254,881	58,817,543	54,390,254	49,969,042	45,567,251	41,184,881	36,821,932	32,478,406	28,154,301	23,849,617	19,564,355	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	25,708,955	24,156,940	22,611,650	21,073,084	19,541,241	18,016,123	16,497,728	14,986,058	13,481,112	11,982,889	10,491,391	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	60,176,930	56,032,771	51,906,633	47,798,516	43,708,419	39,636,342	35,582,286	31,546,250	27,523,479	23,502,494	19,499,626	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	12,138,135	11,355,988	10,577,234	9,801,872	9,029,903	8,261,324	7,496,139	6,734,346	5,975,945	5,218,147	4,463,509	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	14,168,628	13,256,120	12,347,569	11,442,976	10,542,340	9,645,662	8,752,941	7,864,179	6,979,372	6,095,383	5,214,969	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	9,303,354	8,679,106	8,057,571	7,438,746	6,822,632	6,209,230	5,597,160	4,986,783	4,379,127	3,774,194	3,171,982	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	11,172,989	10,423,888	9,678,040	8,935,446	8,196,104	7,460,016	6,725,662	5,993,204	5,264,012	4,538,087	3,815,428	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	13,042,626	12,168,669	11,298,509	10,432,144	9,569,575	8,710,801	7,854,164	6,999,626	6,148,898	5,301,980	4,458,874	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £12,688 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	1,013,658	965,372	917,292	869,419	821,753	774,294	727,040	679,995	633,156	586,523	540,099	25%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,028,196	1,931,622	1,835,462	1,739,716	1,644,383	1,549,465	1,454,960	1,360,868	1,267,190	1,173,926	1,081,075	25%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,564,231	4,346,941	4,130,581	3,915,153	3,700,655	3,487,087	3,274,451	3,062,745	2,851,969	2,642,125	2,433,211	20%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,840,171	1,740,088	1,640,437	1,541,218	1,442,429	1,344,073	1,246,146	1,148,653	1,051,590	954,957	858,757	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,579,327	2,439,205	2,299,687	2,160,773	2,022,462	1,884,756	1,747,653	1,611,153	1,475,258	1,339,966	1,205,279	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,312,702	3,132,555	2,953,183	2,774,587	2,596,768	2,419,726	2,243,460	2,067,970	1,893,256	1,719,319	1,546,157	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	10,406,733	9,841,324	9,278,353	8,717,817	8,159,719	7,604,057	7,050,831	6,500,041	5,951,688	5,405,771	4,862,290	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	23,994,470	22,689,426	21,390,005	20,096,208	18,808,034	17,525,484	16,248,558	14,977,255	13,711,576	12,451,520	11,197,088	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	60,301,660	56,789,824	53,293,162	49,810,371	46,339,646	42,884,114	39,443,778	36,018,635	32,608,685	29,213,931	25,834,371	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	102,858,514	95,770,895	88,714,090	81,688,100	74,687,553	67,700,151	60,743,668	53,818,106	46,897,047	40,002,593	33,106,619	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	46,871,213	43,968,379	41,078,142	38,200,503	35,335,462	32,483,020	29,643,175	26,815,928	24,001,280	21,199,228	18,409,776	25%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	70,647,168	65,880,254	61,134,060	56,408,585	51,703,831	47,019,798	42,356,484	37,703,228	33,060,813	28,439,211	23,837,266	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	30,758,124	29,372,605	27,991,469	26,613,666	25,241,882	23,876,113	22,516,361	21,162,626	19,814,908	18,473,206	17,137,521	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,784,026	8,611,660	8,440,037	8,269,157	8,099,019	7,929,625	7,760,973	7,593,064	7,425,897	7,259,474	7,093,793	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,011,604	10,437,023	9,864,916	9,295,285	8,728,131	8,163,452	7,601,250	7,041,524	6,484,274	5,929,499	5,377,200	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	25,083,344	23,724,702	22,371,941	21,025,063	19,684,065	18,348,948	17,019,712	15,696,358	14,378,885	13,067,293	11,761,583	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	39,905,205	37,485,360	35,075,992	32,677,104	30,288,693	27,910,761	25,543,307	23,186,331	20,839,835	18,503,816	16,178,276	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	58,284,648	54,397,062	50,517,705	46,655,271	42,809,763	38,981,179	35,169,518	31,374,781	27,596,969	23,836,081	20,092,116	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	14,809,965	13,927,637	13,049,131	12,174,443	11,303,576	10,436,529	9,573,301	8,713,893	7,858,306	7,006,538	6,158,591	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	40,750,389	38,330,527	35,921,145	33,522,240	31,133,814	28,755,867	26,388,397	24,031,406	21,684,893	19,348,860	17,023,303	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	83,749,953	78,035,174	72,326,017	66,641,790	60,964,321	55,295,837	49,626,218	43,954,224	38,260,213	32,550,108	26,865,729	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	29,825,462	28,123,936	26,429,777	24,742,985	23,063,559	21,391,501	19,726,808	18,069,483	16,419,524	14,776,933	13,139,440	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	70,142,917	65,365,015	60,625,373	55,909,818	51,228,783	46,586,161	41,974,245	37,384,961	32,828,284	28,287,131	23,784,850	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	14,464,815	13,831,852	13,203,876	12,580,885	11,962,881	11,349,862	10,741,830	10,138,784	9,540,725	8,947,650	8,359,563	40%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	57,699,350	54,008,499	50,333,663	46,673,442	43,020,723	39,384,065	35,763,469	32,158,933	28,570,458	24,998,043	21,441,689	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	59,572,572	55,881,721	52,206,885	48,548,065	44,905,261	41,278,474	37,665,273	34,060,737	30,472,262	26,899,847	23,343,494	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	42,263,918	39,923,669	37,593,553	35,273,569	32,963,719	30,664,000	28,374,415	26,094,963	23,825,642	21,566,456	19,317,401	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	86,991,294	80,865,117	74,752,543	68,644,155	62,535,256	56,422,286	50,288,388	44,116,509	37,889,394	31,679,028	25,496,724	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	115,825,236	109,011,508	102,227,276	95,472,539	88,747,300	82,048,027	75,365,843	68,713,227	62,090,177	55,494,640	48,907,523	50%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,900,603	7,670,782	7,441,951	7,214,111	6,987,261	6,761,401	6,536,532	6,312,653	6,089,764	5,867,866	5,646,958	40%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	85,011,787	80,371,871	75,752,108	71,152,500	66,573,044	62,013,743	57,474,595	52,955,601	48,456,760	43,978,073	39,519,540	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	54,526,780	51,610,842	48,707,469	45,816,661	42,938,417	40,072,739	37,219,625	34,379,076	31,551,092	28,735,673	25,932,819	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	89,062,457	83,012,781	76,989,411	70,965,080	64,958,126	58,949,572	52,952,122	46,981,332	41,037,206	35,119,743	29,228,942	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	288,379,219	269,161,975	250,028,274	230,978,115	211,946,941	192,986,564	174,059,367	155,172,137	136,263,831	117,333,805	98,304,367	30%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	8,937,174	8,398,919	7,862,995	7,329,401	6,798,137	6,269,202	5,742,598	5,218,325	4,696,382	4,176,768	3,659,485	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	16,272,948	15,386,462	14,503,795	13,624,949	12,749,921	11,878,715	11,011,327	10,147,760	9,288,014	8,432,086	7,579,979	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	71,566,385	66,616,754	61,688,602	56,781,971	51,896,864	47,033,277	42,177,237	37,336,113	32,516,605	27,695,041	22,891,794	50%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	73,456,962	68,507,287	63,568,392	58,640,803	53,734,829	48,850,319	43,960,111	39,091,644	34,244,916	29,419,929	24,616,681	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	29,160,102	27,428,176	25,703,747	23,986,818	22,277,386	20,575,453	18,881,017	17,194,080	15,514,641	13,842,701	12,178,258	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	69,681,859	65,046,863	60,427,102	55,827,492	51,248,037	46,688,736	42,149,587	37,630,593	33,131,753	28,653,066	24,194,533	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	13,899,279	13,025,323	12,155,153	11,288,771	10,426,176	9,567,369	8,712,348	7,861,115	7,013,669	6,170,011	5,330,140	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	16,223,296	15,203,676	14,188,474	13,177,692	12,171,326	11,169,380	10,171,852	9,178,742	8,190,051	7,205,779	6,225,924	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	10,718,559	10,020,536	9,325,542	8,633,575	7,944,638	7,258,730	6,575,850	5,895,998	5,219,175	4,543,959	3,870,166	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	12,871,236	12,033,603	11,199,604	10,369,241	9,542,510	8,719,415	7,899,954	7,084,126	6,271,934	5,461,805	4,653,250	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	15,023,913	14,046,671	13,073,668	12,104,905	11,140,383	10,180,101	9,224,058	8,272,256	7,324,693	6,379,652	5,436,333	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	1,013,658	965,372	917,292	869,419	821,753	774,294	727,040	679,995	633,156	586,523	540,099	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,028,196	1,931,622	1,835,462	1,739,716	1,644,383	1,549,465	1,454,960	1,360,868	1,267,190	1,173,926	1,081,075	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,564,231	4,346,941	4,130,581	3,915,153	3,700,655	3,487,087	3,274,451	3,062,745	2,851,969	2,642,125	2,433,211	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,840,171	1,740,088	1,640,437	1,541,218	1,442,429	1,344,073	1,246,146	1,148,653	1,051,590	954,957	858,757	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,579,327	2,439,205	2,299,687	2,160,773	2,022,462	1,884,756	1,747,653	1,611,153	1,475,258	1,339,966	1,205,279	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,312,702	3,132,555	2,953,183	2,774,587	2,596,768	2,419,726	2,243,460	2,067,970	1,893,256	1,719,319	1,546,157	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	10,406,733	9,841,324	9,278,353	8,717,817	8,159,719	7,604,057	7,050,831	6,500,041	5,951,688	5,405,771	4,862,290	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	23,994,470	22,689,426	21,390,005	20,096,208	18,808,034	17,525,484	16,248,558	14,977,255	13,711,576	12,451,520	11,197,088	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	60,301,660	56,789,824	53,293,162	49,810,371	46,339,646	42,884,114	39,443,778	36,018,635	32,608,685	29,213,931	25,834,371	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	102,858,514	95,770,895	88,714,090	81,688,100	74,687,553	67,700,151	60,743,668	53,818,106	46,897,047	40,002,593	33,106,619	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	46,871,213	43,968,379	41,078,142	38,200,503	35,335,462	32,483,020	29,643,175	26,815,928	24,001,280	21,199,228	18,409,776	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	70,647,168	65,880,254	61,134,060	56,408,585	51,703,831	47,019,798	42,356,484	37,703,228	33,060,813	28,439,211	23,837,266	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	30,758,124	29,372,605	27,991,469	26,613,666	25,241,882	23,876,113	22,516,361	21,162,626	19,814,908	18,473,206	17,137,521	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,784,026	8,611,660	8,440,037	8,269,157	8,099,019	7,929,625	7,760,973	7,593,064	7,425,897	7,259,474	7,093,793	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,011,604	10,437,023	9,864,916	9,295,285	8,728,131	8,163,452	7,601,250	7,041,524	6,484,274	5,929,499	5,377,200	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	25,083,344	23,724,702	22,371,941	21,025,063	19,684,065	18,348,948	17,019,712	15,696,358	14,378,885	13,067,293	11,761,583	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	39,905,205	37,485,360	35,075,992	32,677,104	30,288,693	27,910,761	25,543,307	23,186,331	20,839,835	18,503,816	16,178,276	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	58,284,648	54,397,062	50,517,705	46,655,271	42,809,763	38,981,179	35,169,518	31,374,781	27,596,969	23,836,081	20,092,116	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	14,809,965	13,927,637	13,049,131	12,174,443	11,303,576	10,436,529	9,573,301	8,713,893	7,858,306	7,006,538	6,158,591	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	40,750,389	38,330,527	35,921,145	33,522,240	31,133,814	28,755,867	26,388,397	24,031,406	21,684,893	19,348,860	17,023,303	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	83,749,953	78,035,174	72,326,017	66,641,790	60,964,321	55,295,837	49,626,218	43,954,224	38,260,213	32,550,108	26,865,729	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	29,825,462	28,123,936	26,429,777	24,742,985	23,063,559	21,391,501	19,726,808	18,069,483	16,419,524	14,776,933	13,139,440	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	70,142,917	65,365,015	60,625,373	55,909,818	51,228,783	46,586,161	41,974,245	37,384,961	32,828,284	28,287,131	23,784,850	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	14,464,815	13,831,852	13,203,876	12,580,885	11,962,881	11,349,862	10,741,830	10,138,784	9,540,725	8,947,650	8,359,563	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	57,699,350	54,008,499	50,333,663	46,673,442	43,020,723	39,384,065	35,763,469	32,158,933	28,570,458	24,998,043	21,441,689	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	59,572,572	55,881,721	52,206,885	48,548,065	44,905,261	41,278,474	37,665,273	34,060,737	30,472,262	26,899,847	23,343,494	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	42,263,918	39,923,669	37,593,553	35,273,569	32,963,719	30,664,000	28,374,415	26,094,963	23,825,642	21,566,456	19,317,401	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	86,991,294	80,865,117	74,752,543	68,644,155	62,535,256	56,422,286	50,288,388	44,116,509	37,889,394	31,679,028	25,496,724	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	115,825,236	109,011,508	102,227,276	95,472,539	88,747,300	82,048,027	75,365,843	68,713,227	62,090,177	55,494,640	48,907,523	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,900,603	7,670,782	7,441,951	7,214,111	6,987,261	6,761,401	6,536,532	6,312,653	6,089,764	5,867,866	5,646,958	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	85,011,787	80,371,871	75,752,108	71,152,500	66,573,044	62,013,743	57,474,595	52,955,601	48,456,760	43,978,073	39,519,540	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	54,526,780	51,610,842	48,707,469	45,816,661	42,938,417	40,072,739	37,219,625	34,379,076	31,551,092	28,735,673	25,932,819	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	89,062,457	83,012,781	76,989,411	70,965,080	64,958,126	58,949,572	52,952,122	46,981,332	41,037,206	35,119,743	29,228,942	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	288,379,219	269,161,975	250,028,274	230,978,115	211,946,941	192,986,564	174,059,367	155,172,137	136,263,831	117,333,805	98,304,367	50%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	8,937,174	8,398,919	7,862,995	7,329,401	6,798,137	6,269,202	5,742,598	5,218,325	4,696,382	4,176,768	3,659,485	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	16,272,948	15,386,462	14,503,795	13,624,949	12,749,921	11,878,715	11,011,327	10,147,760	9,288,014	8,432,086	7,579,979	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	71,566,385	66,616,754	61,688,602	56,781,971	51,896,864	47,033,277	42,177,237	37,336,113	32,516,605	27,695,041	22,891,794	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	73,456,962	68,507,287	63,568,392	58,640,803	53,734,829	48,850,319	43,960,111	39,091,644	34,244,916	29,419,929	24,616,681	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	29,160,102	27,428,176	25,703,747	23,986,818	22,277,386	20,575,453	18,881,017	17,194,080	15,514,641	13,842,701	12,178,258	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	69,681,859	65,046,863	60,427,102	55,827,492	51,248,037	46,688,736	42,149,587	37,630,593	33,131,753	28,653,066	24,194,533	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	13,899,279	13,025,323	12,155,153	11,288,771	10,426,176	9,567,369	8,712,348	7,861,115	7,013,669	6,170,011	5,330,140	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	16,223,296	15,203,676	14,188,474	13,177,692	12,171,326	11,169,380	10,171,852	9,178,742	8,190,051	7,205,779	6,225,924	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	10,718,559	10,020,536	9,325,542	8,633,575	7,944,638	7,258,730	6,575,850	5,895,998	5,219,175	4,543,959	3,870,166	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	12,871,236	12,033,603	11,199,604	10,369,241	9,542,510	8,719,415	7,899,954	7,084,126	6,271,934	5,461,805	4,653,250	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	15,023,913	14,046,671	13,073,668	12,104,905	11,140,383	10,180,101	9,224,058	8,272,256	7,324,693	6,379,652	5,436,333	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	1,013,658	965,372	917,292	869,419	821,753	774,294	727,040	679,995	633,156	586,523	540,099	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,028,196	1,931,622	1,835,462	1,739,716	1,644,383	1,549,465	1,454,960	1,360,868	1,267,190	1,173,926	1,081,075	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,564,231	4,346,941	4,130,581	3,915,153	3,700,655	3,487,087	3,274,451	3,062,745	2,851,969	2,642,125	2,433,211	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,840,171	1,740,088	1,640,437	1,541,218	1,442,429	1,344,073	1,246,146	1,148,653	1,051,590	954,957	858,757	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,579,327	2,439,205	2,299,687	2,160,773	2,022,462	1,884,756	1,747,653	1,611,153	1,475,258	1,339,966	1,205,279	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,312,702	3,132,555	2,953,183	2,774,587	2,596,768	2,419,726	2,243,460	2,067,970	1,893,256	1,719,319	1,546,157	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	10,406,733	9,841,324	9,278,353	8,717,817	8,159,719	7,604,057	7,050,831	6,500,041	5,951,688	5,405,771	4,862,290	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	23,994,470	22,689,426	21,390,005	20,096,208	18,808,034	17,525,484	16,248,558	14,977,255	13,711,576	12,451,520	11,197,088	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	60,301,660	56,789,824	53,293,162	49,810,371	46,339,646	42,884,114	39,443,778	36,018,635	32,608,685	29,213,931	25,834,371	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	102,858,514	95,770,895	88,714,090	81,688,100	74,687,553	67,700,151	60,743,668	53,818,106	46,897,047	40,002,593	33,106,619	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	46,871,213	43,968,379	41,078,142	38,200,503	35,335,462	32,483,020	29,643,175	26,815,928	24,001,280	21,199,228	18,409,776	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	70,647,168	65,880,254	61,134,060	56,408,585	51,703,831	47,019,798	42,356,484	37,703,228	33,060,813	28,439,211	23,837,266	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	30,758,124	29,372,605	27,991,469	26,613,666	25,241,882	23,876,113	22,516,361	21,162,626	19,814,908	18,473,206	17,137,521	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,784,026	8,611,660	8,440,037	8,269,157	8,099,019	7,929,625	7,760,973	7,593,064	7,425,897	7,259,474	7,093,793	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,011,604	10,437,023	9,864,916	9,295,285	8,728,131	8,163,452	7,601,250	7,041,524	6,484,274	5,929,499	5,377,200	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	25,083,344	23,724,702	22,371,941	21,025,063	19,684,065	18,348,948	17,019,712	15,696,358	14,378,885	13,067,293	11,761,583	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	39,905,205	37,485,360	35,075,992	32,677,104	30,288,693	27,910,761	25,543,307	23,186,331	20,839,835	18,503,816	16,178,276	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	58,284,648	54,397,062	50,517,705	46,655,271	42,809,763	38,981,179	35,169,518	31,374,781	27,596,969	23,836,081	20,092,116	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	14,809,965	13,927,637	13,049,131	12,174,443	11,303,576	10,436,529	9,573,301	8,713,893	7,858,306	7,006,538	6,158,591	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	40,750,389	38,330,527	35,921,145	33,522,240	31,133,814	28,755,867	26,388,397	24,031,406	21,684,893	19,348,860	17,023,303	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	83,749,953	78,035,174	72,326,017	66,641,790	60,964,321	55,295,837	49,626,218	43,954,224	38,260,213	32,550,108	26,865,729	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	29,825,462	28,123,936	26,429,777	24,742,985	23,063,559	21,391,501	19,726,808	18,069,483	16,419,524	14,776,933	13,139,440	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	70,142,917	65,365,015	60,625,373	55,909,818	51,228,783	46,586,161	41,974,245	37,384,961	32,828,284	28,287,131	23,784,850	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	14,464,815	13,831,852	13,203,876	12,580,885	11,962,881	11,349,862	10,741,830	10,138,784	9,540,725	8,947,650	8,359,563	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	57,699,350	54,008,499	50,333,663	46,673,442	43,020,723	39,384,065	35,763,469	32,158,933	28,570,458	24,998,043	21,441,689	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	59,572,572	55,881,721	52,206,885	48,548,065	44,905,261	41,278,474	37,665,273	34,060,737	30,472,262	26,899,847	23,343,494	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	42,263,918	39,923,669	37,593,553	35,273,569	32,963,719	30,664,000	28,374,415	26,094,963	23,825,642	21,566,456	19,317,401	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	86,991,294	80,865,117	74,752,543	68,644,155	62,535,256	56,422,286	50,288,388	44,116,509	37,889,394	31,679,028	25,496,724	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	115,825,236	109,011,508	102,227,276	95,472,539	88,747,300	82,048,027	75,365,843	68,713,227	62,090,177	55,494,640	48,907,523	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,900,603	7,670,782	7,441,951	7,214,111	6,987,261	6,761,401	6,536,532	6,312,653	6,089,764	5,867,866	5,646,958	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	85,011,787	80,371,871	75,752,108	71,152,500	66,573,044	62,013,743	57,474,595	52,955,601	48,456,760	43,978,073	39,519,540	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	54,526,780	51,610,842	48,707,469	45,816,661	42,938,417	40,072,739	37,219,625	34,379,076	31,551,092	28,735,673	25,932,819	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	89,062,457	83,012,781	76,989,411	70,965,080	64,958,126	58,949,572	52,952,122	46,981,332	41,037,206	35,119,743	29,228,942	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	288,379,219	269,161,975	250,028,274	230,978,115	211,946,941	192,986,564	174,059,367	155,172,137	136,263,831	117,333,805	98,304,367	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	8,937,174	8,398,919	7,862,995	7,329,401	6,798,137	6,269,202	5,742,598	5,218,325	4,696,382	4,176,768	3,659,485	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	16,272,948	15,386,462	14,503,795	13,624,949	12,749,921	11,878,715	11,011,327	10,147,760	9,288,014	8,432,086	7,579,979	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	71,566,385	66,616,754	61,688,602	56,781,971	51,896,864	47,033,277	42,177,237	37,336,113	32,516,605	27,695,041	22,891,794	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	73,456,962	68,507,287	63,568,392	58,640,803	53,734,829	48,850,319	43,960,111	39,091,644	34,244,916	29,419,929	24,616,681	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	29,160,102	27,428,176	25,703,747	23,986,818	22,277,386	20,575,453	18,881,017	17,194,080	15,514,641	13,842,701	12,178,258	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	69,681,859	65,046,863	60,427,102	55,827,492	51,248,037	46,688,736	42,149,587	37,630,593	33,131,753	28,653,066	24,194,533	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	13,899,279	13,025,323	12,155,153	11,288,771	10,426,176	9,567,369	8,712,348	7,861,115	7,013,669	6,170,011	5,330,140	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	16,223,296	15,203,676	14,188,474	13,177,692	12,171,326	11,169,380	10,171,852	9,178,742	8,190,051	7,205,779	6,225,924	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	10,718,559	10,020,536	9,325,542	8,633,575	7,944,638	7,258,730	6,575,850	5,895,998	5,219,175	4,543,959	3,870,166	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	12,871,236	12,033,603	11,199,604	10,369,241	9,542,510	8,719,415	7,899,954	7,084,126	6,271,934	5,461,805	4,653,250	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	15,023,913	14,046,671	13,073,668	12,104,905	11,140,383	10,180,101	9,224,058	8,272,256	7,324,693	6,379,652	5,436,333	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	1,013,658	965,372	917,292	869,419	821,753	774,294	727,040	679,995	633,156	586,523	540,099	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,028,196	1,931,622	1,835,462	1,739,716	1,644,383	1,549,465	1,454,960	1,360,868	1,267,190	1,173,926	1,081,075	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,564,231	4,346,941	4,130,581	3,915,153	3,700,655	3,487,087	3,274,451	3,062,745	2,851,969	2,642,125	2,433,211	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,840,171	1,740,088	1,640,437	1,541,218	1,442,429	1,344,073	1,246,146	1,148,653	1,051,590	954,957	858,757	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,579,327	2,439,205	2,299,687	2,160,773	2,022,462	1,884,756	1,747,653	1,611,153	1,475,258	1,339,966	1,205,279	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,312,702	3,132,555	2,953,183	2,774,587	2,596,768	2,419,726	2,243,460	2,067,970	1,893,256	1,719,319	1,546,157	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	10,406,733	9,841,324	9,278,353	8,717,817	8,159,719	7,604,057	7,050,831	6,500,041	5,951,688	5,405,771	4,862,290	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	23,994,470	22,689,426	21,390,005	20,096,208	18,808,034	17,525,484	16,248,558	14,977,255	13,711,576	12,451,520	11,197,088	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	60,301,660	56,789,824	53,293,162	49,810,371	46,339,646	42,884,114	39,443,778	36,018,635	32,608,685	29,213,931	25,834,371	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	102,858,514	95,770,895	88,714,090	81,688,100	74,687,553	67,700,151	60,743,668	53,818,106	46,897,047	40,002,593	33,106,619	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	46,871,213	43,968,379	41,078,142	38,200,503	35,335,462	32,483,020	29,643,175	26,815,928	24,001,280	21,199,228	18,409,776	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	70,647,168	65,880,254	61,134,060	56,408,585	51,703,831	47,019,798	42,356,484	37,703,228	33,060,813	28,439,211	23,837,266	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	30,758,124	29,372,605	27,991,469	26,613,666	25,241,882	23,876,113	22,516,361	21,162,626	19,814,908	18,473,206	17,137,521	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,784,026	8,611,660	8,440,037	8,269,157	8,099,019	7,929,625	7,760,973	7,593,064	7,425,897	7,259,474	7,093,793	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,011,604	10,437,023	9,864,916	9,295,285	8,728,131	8,163,452	7,601,250	7,041,524	6,484,274	5,929,499	5,377,200	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	25,083,344	23,724,702	22,371,941	21,025,063	19,684,065	18,348,948	17,019,712	15,696,358	14,378,885	13,067,293	11,761,583	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	39,905,205	37,485,360	35,075,992	32,677,104	30,288,693	27,910,761	25,543,307	23,186,331	20,839,835	18,503,816	16,178,276	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	58,284,648	54,397,062	50,517,705	46,655,271	42,809,763	38,981,179	35,169,518	31,374,781	27,596,969	23,836,081	20,092,116	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	14,809,965	13,927,637	13,049,131	12,174,443	11,303,576	10,436,529	9,573,301	8,713,893	7,858,306	7,006,538	6,158,591	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	40,750,389	38,330,527	35,921,145	33,522,240	31,133,814	28,755,867	26,388,397	24,031,406	21,684,893	19,348,860	17,023,303	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	83,749,953	78,035,174	72,326,017	66,641,790	60,964,321	55,295,837	49,626,218	43,954,224	38,260,213	32,550,108	26,865,729	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	29,825,462	28,123,936	26,429,777	24,742,985	23,063,559	21,391,501	19,726,808	18,069,483	16,419,524	14,776,933	13,139,440	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	70,142,917	65,365,015	60,625,373	55,909,818	51,228,783	46,586,161	41,974,245	37,384,961	32,828,284	28,287,131	23,784,850	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	14,464,815	13,831,852	13,203,876	12,580,885	11,962,881	11,349,862	10,741,830	10,138,784	9,540,725	8,947,650	8,359,563	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	57,699,350	54,008,499	50,333,663	46,673,442	43,020,723	39,384,065	35,763,469	32,158,933	28,570,458	24,998,043	21,441,689	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	59,572,572	55,881,721	52,206,885	48,548,065	44,905,261	41,278,474	37,665,273	34,060,737	30,472,262	26,899,847	23,343,494	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	42,263,918	39,923,669	37,593,553	35,273,569	32,963,719	30,664,000	28,374,415	26,094,963	23,825,642	21,566,456	19,317,401	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	86,991,294	80,865,117	74,752,543	68,644,155	62,535,256	56,422,286	50,288,388	44,116,509	37,889,394	31,679,028	25,496,724	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	115,825,236	109,011,508	102,227,276	95,472,539	88,747,300	82,048,027	75,365,843	68,713,227	62,090,177	55,494,640	48,907,523	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,900,603	7,670,782	7,441,951	7,214,111	6,987,261	6,761,401	6,536,532	6,312,653	6,089,764	5,867,866	5,646,958	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	85,011,787	80,371,871	75,752,108	71,152,500	66,573,044	62,013,743	57,474,595	52,955,601	48,456,760	43,978,073	39,519,540	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	54,526,780	51,610,842	48,707,469	45,816,661	42,938,417	40,072,739	37,219,625	34,379,076	31,551,092	28,735,673	25,932,819	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	89,062,457	83,012,781	76,989,411	70,965,080	64,958,126	58,949,572	52,952,122	46,981,332	41,037,206	35,119,743	29,228,942	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	288,379,219	269,161,975	250,028,274	230,978,115	211,946,941	192,986,564	174,059,367	155,172,137	136,263,831	117,333,805	98,304,367	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	8,937,174	8,398,919	7,862,995	7,329,401	6,798,137	6,269,202	5,742,598	5,218,325	4,696,382	4,176,768	3,659,485	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	16,272,948	15,386,462	14,503,795	13,624,949	12,749,921	11,878,715	11,011,327	10,147,760	9,288,014	8,432,086	7,579,979	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	71,566,385	66,616,754	61,688,602	56,781,971	51,896,864	47,033,277	42,177,237	37,336,113	32,516,605	27,695,041	22,891,794	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	73,456,962	68,507,287	63,568,392	58,640,803	53,734,829	48,850,319	43,960,111	39,091,644	34,244,916	29,419,929	24,616,681	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	29,160,102	27,428,176	25,703,747	23,986,818	22,277,386	20,575,453	18,881,017	17,194,080	15,514,641	13,842,701	12,178,258	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	69,681,859	65,046,863	60,427,102	55,827,492	51,248,037	46,688,736	42,149,587	37,630,593	33,131,753	28,653,066	24,194,533	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	13,899,279	13,025,323	12,155,153	11,288,771	10,426,176	9,567,369	8,712,348	7,861,115	7,013,669	6,170,011	5,330,140	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	16,223,296	15,203,676	14,188,474	13,177,692	12,171,326	11,169,380	10,171,852	9,178,742	8,190,051	7,205,779	6,225,924	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	10,718,559	10,020,536	9,325,542	8,633,575	7,944,638	7,258,730	6,575,850	5,895,998	5,219,175	4,543,959	3,870,166	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	12,871,236	12,033,603	11,199,604	10,369,241	9,542,510	8,719,415	7,899,954	7,084,126	6,271,934	5,461,805	4,653,250	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	15,023,913	14,046,671	13,073,668	12,104,905	11,140,383	10,180,101	9,224,058	8,272,256	7,324,693	6,379,652	5,436,333	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £13,464 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

										Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	1,100,200	1,047,401	994,830	942,484	890,365	838,471	786,804	735,364	684,149	633,161	582,398	30%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,201,279	2,095,682	1,990,539	1,885,847	1,781,607	1,677,821	1,574,487	1,471,606	1,369,177	1,267,200	1,165,676	30%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,953,668	4,716,076	4,479,501	4,243,946	4,009,408	3,775,889	3,543,388	3,311,904	3,081,438	2,851,991	2,623,561	30%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,022,593	1,913,001	1,803,881	1,695,233	1,587,058	1,479,355	1,372,124	1,265,365	1,159,079	1,053,264	947,922	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,834,719	2,681,283	2,528,509	2,376,395	2,224,942	2,074,151	1,924,021	1,774,551	1,625,744	1,477,597	1,330,110	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,641,063	3,443,798	3,247,382	3,051,816	2,857,100	2,663,235	2,470,218	2,278,053	2,086,737	1,896,271	1,706,655	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	11,447,866	10,828,183	10,211,170	9,596,826	8,985,153	8,376,150	7,769,816	7,166,152	6,565,158	5,966,834	5,371,180	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	26,440,437	25,007,883	23,581,499	22,161,289	20,747,250	19,339,385	17,937,690	16,542,170	15,152,819	13,769,643	12,392,638	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	67,046,017	63,182,590	59,335,852	55,505,800	51,692,435	47,895,757	44,115,766	40,352,463	36,605,847	32,873,959	29,154,050	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	116,289,303	108,519,150	100,778,537	93,056,626	85,368,550	77,714,310	70,093,906	62,494,337	54,914,040	47,367,703	39,821,442	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	51,599,940	48,404,115	45,222,150	42,054,042	38,899,793	35,759,403	32,632,872	29,520,199	26,421,385	23,336,429	20,265,332	30%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	79,477,836	74,236,102	69,017,129	63,820,917	58,635,398	53,467,719	48,322,878	43,200,873	38,101,707	33,011,850	27,933,677	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	34,700,588	33,175,289	31,656,590	30,144,490	28,638,989	27,140,088	25,647,786	24,162,085	22,682,982	21,210,480	19,744,577	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,757,997	8,569,084	8,380,985	8,193,700	8,007,229	7,821,571	7,636,729	7,452,700	7,269,484	7,087,083	6,905,496	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,883,591	11,253,852	10,626,825	10,002,513	9,380,913	8,762,027	8,145,853	7,532,393	6,921,647	6,313,614	5,708,294	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	27,447,725	25,957,166	24,473,056	22,995,395	21,524,183	20,059,420	18,601,106	17,149,240	15,703,823	14,264,855	12,832,336	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	45,243,305	42,582,412	39,933,034	37,295,171	34,668,825	32,053,994	29,450,677	26,858,877	24,278,593	21,709,824	19,152,571	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	67,095,116	62,834,256	58,591,886	54,347,915	50,117,016	45,904,721	41,711,029	37,535,941	33,379,458	29,241,578	25,122,303	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	16,958,004	15,989,147	15,024,482	14,064,010	13,107,731	12,155,643	11,207,747	10,264,044	9,324,533	8,389,215	7,458,089	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	47,134,479	44,476,743	41,830,509	39,195,775	36,572,544	33,960,813	31,360,584	28,771,855	26,194,628	23,626,181	21,068,913	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	96,502,586	90,230,697	83,986,052	77,754,034	71,531,947	65,331,927	59,125,542	52,922,526	46,707,095	40,457,908	34,201,786	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	32,163,665	30,295,008	28,434,436	26,581,949	24,737,550	22,901,236	21,073,007	19,252,865	17,440,810	15,635,957	13,836,443	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	78,820,515	73,568,557	68,353,273	63,180,018	58,048,791	52,959,592	47,893,294	42,867,042	37,875,747	32,906,706	27,960,326	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	14,520,229	13,825,781	13,136,801	12,453,291	11,775,251	11,102,678	10,435,575	9,773,942	9,117,777	8,467,082	7,821,856	35%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	65,087,980	61,027,053	56,983,735	52,958,025	48,949,922	44,959,429	40,986,544	37,030,855	33,080,609	29,148,030	25,233,116	35%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	66,350,848	62,289,922	58,246,603	54,220,893	50,212,791	46,222,297	42,249,412	38,294,134	34,356,464	30,430,167	26,515,253	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	46,855,458	44,283,805	41,723,279	39,173,883	36,635,613	34,108,474	31,592,463	29,087,579	26,593,824	24,111,198	21,639,701	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	95,482,393	88,776,891	82,072,752	75,391,157	68,704,651	62,023,139	55,328,475	48,602,310	41,823,653	34,980,988	28,169,205	30%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	128,077,974	120,607,495	113,161,664	105,748,186	98,367,064	91,018,298	83,701,886	76,417,830	69,158,716	61,919,702	54,713,133	50%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	8,309,418	8,057,533	7,806,734	7,557,020	7,308,393	7,060,850	6,814,392	6,569,019	6,324,733	6,081,531	5,839,415	45%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	95,076,495	89,972,594	84,890,842	79,831,240	74,793,788	69,778,487	64,785,335	59,814,334	54,865,483	49,938,782	45,034,232	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	59,718,615	56,515,301	53,325,789	50,150,079	46,988,171	43,840,063	40,705,756	37,585,251	34,478,548	31,385,646	28,306,546	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	101,392,984	94,772,550	88,155,553	81,558,713	74,984,011	68,403,214	61,832,424	55,260,213	48,717,320	42,203,748	35,719,494	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	320,849,719	299,804,361	278,850,405	257,925,521	237,082,916	216,330,668	195,581,247	174,909,734	154,235,549	133,552,393	112,815,315	35%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	10,131,499	9,540,782	8,952,619	8,367,012	7,783,962	7,203,468	6,625,529	6,050,147	5,477,320	4,907,049	4,339,334	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	17,932,797	16,959,782	15,990,958	15,026,326	14,065,887	13,109,640	12,157,584	11,209,721	10,266,051	9,326,573	8,391,287	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	80,965,932	75,540,561	70,138,756	64,760,518	59,403,521	54,054,841	48,729,806	43,428,419	38,143,081	32,864,536	27,604,332	50%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	81,840,243	76,396,978	70,977,358	65,581,385	60,207,947	54,834,368	49,484,548	44,149,444	38,815,243	33,504,943	28,218,548	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	33,529,969	31,628,029	29,734,318	27,848,838	25,971,585	24,102,565	22,241,773	20,389,210	18,544,878	16,708,776	14,880,903	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	78,738,413	73,655,195	68,594,035	63,554,935	58,526,907	53,511,606	48,518,454	43,547,453	38,598,602	33,671,901	28,767,351	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	15,546,286	14,586,469	13,630,809	12,679,306	11,731,960	10,788,770	9,849,737	8,914,861	7,984,140	7,057,577	6,135,171	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	18,144,805	17,025,015	15,910,073	14,799,982	13,694,740	12,594,348	11,498,804	10,408,111	9,322,268	8,241,272	7,165,127	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	12,038,650	11,271,809	10,508,293	9,748,102	8,991,235	8,237,694	7,487,476	6,740,584	5,997,016	5,256,774	4,519,855	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	14,455,345	13,535,131	12,618,907	11,706,672	10,798,427	9,894,172	8,993,906	8,097,630	7,205,343	6,317,047	5,432,740	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	16,872,040	15,798,453	14,729,520	13,665,242	12,605,619	11,550,650	10,500,336	9,454,676	8,413,671	7,377,320	6,345,624	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

										Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	1,100,200	1,047,401	994,830	942,484	890,365	838,471	786,804	735,364	684,149	633,161	582,398	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,201,279	2,095,682	1,990,539	1,885,847	1,781,607	1,677,821	1,574,487	1,471,606	1,369,177	1,267,200	1,165,676	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,953,668	4,716,076	4,479,501	4,243,946	4,009,408	3,775,889	3,543,388	3,311,904	3,081,438	2,851,991	2,623,561	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,022,593	1,913,001	1,803,881	1,695,233	1,587,058	1,479,355	1,372,124	1,265,365	1,159,079	1,053,264	947,922	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,834,719	2,681,283	2,528,509	2,376,395	2,224,942	2,074,151	1,924,021	1,774,551	1,625,744	1,477,597	1,330,110	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,641,063	3,443,798	3,247,382	3,051,816	2,857,100	2,663,235	2,470,218	2,278,053	2,086,737	1,896,271	1,706,655	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	11,447,866	10,828,183	10,211,170	9,596,826	8,985,153	8,376,150	7,769,816	7,166,152	6,565,158	5,966,834	5,371,180	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	26,440,437	25,007,883	23,581,499	22,161,289	20,747,250	19,339,385	17,937,690	16,542,170	15,152,819	13,769,643	12,392,638	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	67,046,017	63,182,590	59,335,852	55,505,800	51,692,435	47,895,757	44,115,766	40,352,463	36,605,847	32,873,959	29,154,050	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	116,289,303	108,519,150	100,778,537	93,056,626	85,368,550	77,714,310	70,093,906	62,494,337	54,914,040	47,367,703	39,821,442	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	51,599,940	48,404,115	45,222,150	42,054,042	38,899,793	35,759,403	32,632,872	29,520,199	26,421,385	23,336,429	20,265,332	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	79,477,836	74,236,102	69,017,129	63,820,917	58,635,398	53,467,719	48,322,878	43,200,873	38,101,707	33,011,850	27,933,677	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	34,700,588	33,175,289	31,656,590	30,144,490	28,638,989	27,140,088	25,647,786	24,162,085	22,682,982	21,210,480	19,744,577	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,757,997	8,569,084	8,380,985	8,193,700	8,007,229	7,821,571	7,636,729	7,452,700	7,269,484	7,087,083	6,905,496	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,883,591	11,253,852	10,626,825	10,002,513	9,380,913	8,762,027	8,145,853	7,532,393	6,921,647	6,313,614	5,708,294	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	27,447,725	25,957,166	24,473,056	22,995,395	21,524,183	20,059,420	18,601,106	17,149,240	15,703,823	14,264,855	12,832,336	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	45,243,305	42,582,412	39,933,034	37,295,171	34,668,825	32,053,994	29,450,677	26,858,877	24,278,593	21,709,824	19,152,571	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	67,095,116	62,834,256	58,591,886	54,347,915	50,117,016	45,904,721	41,711,029	37,535,941	33,379,458	29,241,578	25,122,303	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	16,958,004	15,989,147	15,024,482	14,064,010	13,107,731	12,155,643	11,207,747	10,264,044	9,324,533	8,389,215	7,458,089	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	47,134,479	44,476,743	41,830,509	39,195,775	36,572,544	33,960,813	31,360,584	28,771,855	26,194,628	23,626,181	21,068,913	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	96,502,586	90,230,697	83,986,052	77,754,034	71,531,947	65,331,927	59,125,542	52,922,526	46,707,095	40,457,908	34,201,786	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	32,163,665	30,295,008	28,434,436	26,581,949	24,737,550	22,901,236	21,073,007	19,252,865	17,440,810	15,635,957	13,836,443	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	78,820,515	73,568,557	68,353,273	63,180,018	58,048,791	52,959,592	47,893,294	42,867,042	37,875,747	32,906,706	27,960,326	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	14,520,229	13,825,781	13,136,801	12,453,291	11,775,251	11,102,678	10,435,575	9,773,942	9,117,777	8,467,082	7,821,856	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	65,087,980	61,027,053	56,983,735	52,958,025	48,949,922	44,959,429	40,986,544	37,030,855	33,080,609	29,148,030	25,233,116	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	66,350,848	62,289,922	58,246,603	54,220,893	50,212,791	46,222,297	42,249,412	38,294,134	34,356,464	30,430,167	26,515,253	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	46,855,458	44,283,805	41,723,279	39,173,883	36,635,613	34,108,474	31,592,463	29,087,579	26,593,824	24,111,198	21,639,701	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	95,482,393	88,776,891	82,072,752	75,391,157	68,704,651	62,023,139	55,328,475	48,602,310	41,823,653	34,980,988	28,169,205	45%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	128,077,974	120,607,495	113,161,664	105,748,186	98,367,064	91,018,298	83,701,886	76,417,830	69,158,716	61,919,702	54,713,133	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,309,418	8,057,533	7,806,734	7,557,020	7,308,393	7,060,850	6,814,392	6,569,019	6,324,733	6,081,531	5,839,415	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	95,076,495	89,972,594	84,890,842	79,831,240	74,793,788	69,778,487	64,785,335	59,814,334	54,865,483	49,938,782	45,034,232	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	59,718,615	56,515,301	53,325,789	50,150,079	46,988,171	43,840,063	40,705,756	37,585,251	34,478,548	31,385,646	28,306,546	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	101,392,984	94,772,550	88,155,553	81,558,713	74,984,011	68,403,214	61,832,424	55,260,213	48,717,320	42,203,748	35,719,494	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	320,849,719	299,804,361	278,850,405	257,925,521	237,082,916	216,330,668	195,581,247	174,909,734	154,235,549	133,552,393	112,815,315	50%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	10,131,499	9,540,782	8,952,619	8,367,012	7,783,962	7,203,468	6,625,529	6,050,147	5,477,320	4,907,049	4,339,334	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	17,932,797	16,959,782	15,990,958	15,026,326	14,065,887	13,109,640	12,157,584	11,209,721	10,266,051	9,326,573	8,391,287	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	80,965,932	75,540,561	70,138,756	64,760,518	59,403,521	54,054,841	48,729,806	43,428,419	38,143,081	32,864,536	27,604,332	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	81,840,243	76,396,978	70,977,358	65,581,385	60,207,947	54,834,368	49,484,548	44,149,444	38,815,243	33,504,943	28,218,548	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	33,529,969	31,628,029	29,734,318	27,848,838	25,971,585	24,102,565	22,241,773	20,389,210	18,544,878	16,708,776	14,880,903	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	78,738,413	73,655,195	68,594,035	63,554,935	58,526,907	53,511,606	48,518,454	43,547,453	38,598,602	33,671,901	28,767,351	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	15,546,286	14,586,469	13,630,809	12,679,306	11,731,960	10,788,770	9,849,737	8,914,861	7,984,140	7,057,577	6,135,171	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	18,144,805	17,025,015	15,910,073	14,799,982	13,694,740	12,594,348	11,498,804	10,408,111	9,322,268	8,241,272	7,165,127	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	12,038,650	11,271,809	10,508,293	9,748,102	8,991,235	8,237,694	7,487,476	6,740,584	5,997,016	5,256,774	4,519,855	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	14,455,345	13,535,131	12,618,907	11,706,672	10,798,427	9,894,172	8,993,906	8,097,630	7,205,343	6,317,047	5,432,740	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	16,872,040	15,798,453	14,729,520	13,665,242	12,605,619	11,550,650	10,500,336	9,454,676	8,413,671	7,377,320	6,345,624	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

										Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	1,100,200	1,047,401	994,830	942,484	890,365	838,471	786,804	735,364	684,149	633,161	582,398	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,201,279	2,095,682	1,990,539	1,885,847	1,781,607	1,677,821	1,574,487	1,471,606	1,369,177	1,267,200	1,165,676	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,953,668	4,716,076	4,479,501	4,243,946	4,009,408	3,775,889	3,543,388	3,311,904	3,081,438	2,851,991	2,623,561	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,022,593	1,913,001	1,803,881	1,695,233	1,587,058	1,479,355	1,372,124	1,265,365	1,159,079	1,053,264	947,922	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,834,719	2,681,283	2,528,509	2,376,395	2,224,942	2,074,151	1,924,021	1,774,551	1,625,744	1,477,597	1,330,110	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,641,063	3,443,798	3,247,382	3,051,816	2,857,100	2,663,235	2,470,218	2,278,053	2,086,737	1,896,271	1,706,655	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	11,447,866	10,828,183	10,211,170	9,596,826	8,985,153	8,376,150	7,769,816	7,166,152	6,565,158	5,966,834	5,371,180	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	26,440,437	25,007,883	23,581,499	22,161,289	20,747,250	19,339,385	17,937,690	16,542,170	15,152,819	13,769,643	12,392,638	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	67,046,017	63,182,590	59,335,852	55,505,800	51,692,435	47,895,757	44,115,766	40,352,463	36,605,847	32,873,959	29,154,050	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	116,289,303	108,519,150	100,778,537	93,056,626	85,368,550	77,714,310	70,093,906	62,494,337	54,914,040	47,367,703	39,821,442	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	51,599,940	48,404,115	45,222,150	42,054,042	38,899,793	35,759,403	32,632,872	29,520,199	26,421,385	23,336,429	20,265,332	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	79,477,836	74,236,102	69,017,129	63,820,917	58,635,398	53,467,719	48,322,878	43,200,873	38,101,707	33,011,850	27,933,677	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	34,700,588	33,175,289	31,656,590	30,144,490	28,638,989	27,140,088	25,647,786	24,162,085	22,682,982	21,210,480	19,744,577	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,757,997	8,569,084	8,380,985	8,193,700	8,007,229	7,821,571	7,636,729	7,452,700	7,269,484	7,087,083	6,905,496	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,883,591	11,253,852	10,626,825	10,002,513	9,380,913	8,762,027	8,145,853	7,532,393	6,921,647	6,313,614	5,708,294	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	27,447,725	25,957,166	24,473,056	22,995,395	21,524,183	20,059,420	18,601,106	17,149,240	15,703,823	14,264,855	12,832,336	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	45,243,305	42,582,412	39,933,034	37,295,171	34,668,825	32,053,994	29,450,677	26,858,877	24,278,593	21,709,824	19,152,571	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	67,095,116	62,834,256	58,591,886	54,347,915	50,117,016	45,904,721	41,711,029	37,535,941	33,379,458	29,241,578	25,122,303	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	16,958,004	15,989,147	15,024,482	14,064,010	13,107,731	12,155,643	11,207,747	10,264,044	9,324,533	8,389,215	7,458,089	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	47,134,479	44,476,743	41,830,509	39,195,775	36,572,544	33,960,813	31,360,584	28,771,855	26,194,628	23,626,181	21,068,913	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	96,502,586	90,230,697	83,986,052	77,754,034	71,531,947	65,331,927	59,125,542	52,922,526	46,707,095	40,457,908	34,201,786	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	32,163,665	30,295,008	28,434,436	26,581,949	24,737,550	22,901,236	21,073,007	19,252,865	17,440,810	15,635,957	13,836,443	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	78,820,515	73,568,557	68,353,273	63,180,018	58,048,791	52,959,592	47,893,294	42,867,042	37,875,747	32,906,706	27,960,326	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	14,520,229	13,825,781	13,136,801	12,453,291	11,775,251	11,102,678	10,435,575	9,773,942	9,117,777	8,467,082	7,821,856	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	65,087,980	61,027,053	56,983,735	52,958,025	48,949,922	44,959,429	40,986,544	37,030,855	33,080,609	29,148,030	25,233,116	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	66,350,848	62,289,922	58,246,603	54,220,893	50,212,791	46,222,297	42,249,412	38,294,134	34,356,464	30,430,167	26,515,253	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	46,855,458	44,283,805	41,723,279	39,173,883	36,635,613	34,108,474	31,592,463	29,087,579	26,593,824	24,111,198	21,639,701	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	95,482,393	88,776,891	82,072,752	75,391,157	68,704,651	62,023,139	55,328,475	48,602,310	41,823,653	34,980,988	28,169,205	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	128,077,974	120,607,495	113,161,664	105,748,186	98,367,064	91,018,298	83,701,886	76,417,830	69,158,716	61,919,702	54,713,133	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	8,309,418	8,057,533	7,806,734	7,557,020	7,308,393	7,060,850	6,814,392	6,569,019	6,324,733	6,081,531	5,839,415	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	95,076,495	89,972,594	84,890,842	79,831,240	74,793,788	69,778,487	64,785,335	59,814,334	54,865,483	49,938,782	45,034,232	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	59,718,615	56,515,301	53,325,789	50,150,079	46,988,171	43,840,063	40,705,756	37,585,251	34,478,548	31,385,646	28,306,546	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	101,392,984	94,772,550	88,155,553	81,558,713	74,984,011	68,403,214	61,832,424	55,260,213	48,717,320	42,203,748	35,719,494	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	320,849,719	299,804,361	278,850,405	257,925,521	237,082,916	216,330,668	195,581,247	174,909,734	154,235,549	133,552,393	112,815,315	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	10,131,499	9,540,782	8,952,619	8,367,012	7,783,962	7,203,468	6,625,529	6,050,147	5,477,320	4,907,049	4,339,334	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	17,932,797	16,959,782	15,990,958	15,026,326	14,065,887	13,109,640	12,157,584	11,209,721	10,266,051	9,326,573	8,391,287	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	80,965,932	75,540,561	70,138,756	64,760,518	59,403,521	54,054,841	48,729,806	43,428,419	38,143,081	32,864,536	27,604,332	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	81,840,243	76,396,978	70,977,358	65,581,385	60,207,947	54,834,368	49,484,548	44,149,444	38,815,243	33,504,943	28,218,548	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	33,529,969	31,628,029	29,734,318	27,848,838	25,971,585	24,102,565	22,241,773	20,389,210	18,544,878	16,708,776	14,880,903	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	78,738,413	73,655,195	68,594,035	63,554,935	58,526,907	53,511,606	48,518,454	43,547,453	38,598,602	33,671,901	28,767,351	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	15,546,286	14,586,469	13,630,809	12,679,306	11,731,960	10,788,770	9,849,737	8,914,861	7,984,140	7,057,577	6,135,171	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	18,144,805	17,025,015	15,910,073	14,799,982	13,694,740	12,594,348	11,498,804	10,408,111	9,322,268	8,241,272	7,165,127	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	12,038,650	11,271,809	10,508,293	9,748,102	8,991,235	8,237,694	7,487,476	6,740,584	5,997,016	5,256,774	4,519,855	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	14,455,345	13,535,131	12,618,907	11,706,672	10,798,427	9,894,172	8,993,906	8,097,630	7,205,343	6,317,047	5,432,740	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	16,872,040	15,798,453	14,729,520	13,665,242	12,605,619	11,550,650	10,500,336	9,454,676	8,413,671	7,377,320	6,345,624	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

										Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	1,100,200	1,047,401	994,830	942,484	890,365	838,471	786,804	735,364	684,149	633,161	582,398	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,201,279	2,095,682	1,990,539	1,885,847	1,781,607	1,677,821	1,574,487	1,471,606	1,369,177	1,267,200	1,165,676	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,953,668	4,716,076	4,479,501	4,243,946	4,009,408	3,775,889	3,543,388	3,311,904	3,081,438	2,851,991	2,623,561	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,022,593	1,913,001	1,803,881	1,695,233	1,587,058	1,479,355	1,372,124	1,265,365	1,159,079	1,053,264	947,922	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,834,719	2,681,283	2,528,509	2,376,395	2,224,942	2,074,151	1,924,021	1,774,551	1,625,744	1,477,597	1,330,110	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,641,063	3,443,798	3,247,382	3,051,816	2,857,100	2,663,235	2,470,218	2,278,053	2,086,737	1,896,271	1,706,655	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	11,447,866	10,828,183	10,211,170	9,596,826	8,985,153	8,376,150	7,769,816	7,166,152	6,565,158	5,966,834	5,371,180	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	26,440,437	25,007,883	23,581,499	22,161,289	20,747,250	19,339,385	17,937,690	16,542,170	15,152,819	13,769,643	12,392,638	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	67,046,017	63,182,590	59,335,852	55,505,800	51,692,435	47,895,757	44,115,766	40,352,463	36,605,847	32,873,959	29,154,050	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	116,289,303	108,519,150	100,778,537	93,056,626	85,368,550	77,714,310	70,093,906	62,494,337	54,914,040	47,367,703	39,821,442	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	51,599,940	48,404,115	45,222,150	42,054,042	38,899,793	35,759,403	32,632,872	29,520,199	26,421,385	23,336,429	20,265,332	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	79,477,836	74,236,102	69,017,129	63,820,917	58,635,398	53,467,719	48,322,878	43,200,873	38,101,707	33,011,850	27,933,677	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	34,700,588	33,175,289	31,656,590	30,144,490	28,638,989	27,140,088	25,647,786	24,162,085	22,682,982	21,210,480	19,744,577	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,757,997	8,569,084	8,380,985	8,193,700	8,007,229	7,821,571	7,636,729	7,452,700	7,269,484	7,087,083	6,905,496	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,883,591	11,253,852	10,626,825	10,002,513	9,380,913	8,762,027	8,145,853	7,532,393	6,921,647	6,313,614	5,708,294	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	27,447,725	25,957,166	24,473,056	22,995,395	21,524,183	20,059,420	18,601,106	17,149,240	15,703,823	14,264,855	12,832,336	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	45,243,305	42,582,412	39,933,034	37,295,171	34,668,825	32,053,994	29,450,677	26,858,877	24,278,593	21,709,824	19,152,571	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	67,095,116	62,834,256	58,591,886	54,347,915	50,117,016	45,904,721	41,711,029	37,535,941	33,379,458	29,241,578	25,122,303	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	16,958,004	15,989,147	15,024,482	14,064,010	13,107,731	12,155,643	11,207,747	10,264,044	9,324,533	8,389,215	7,458,089	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	47,134,479	44,476,743	41,830,509	39,195,775	36,572,544	33,960,813	31,360,584	28,771,855	26,194,628	23,626,181	21,068,913	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	96,502,586	90,230,697	83,986,052	77,754,034	71,531,947	65,331,927	59,125,542	52,922,526	46,707,095	40,457,908	34,201,786	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	32,163,665	30,295,008	28,434,436	26,581,949	24,737,550	22,901,236	21,073,007	19,252,865	17,440,810	15,635,957	13,836,443	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	78,820,515	73,568,557	68,353,273	63,180,018	58,048,791	52,959,592	47,893,294	42,867,042	37,875,747	32,906,706	27,960,326	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	14,520,229	13,825,781	13,136,801	12,453,291	11,775,251	11,102,678	10,435,575	9,773,942	9,117,777	8,467,082	7,821,856	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	65,087,980	61,027,053	56,983,735	52,958,025	48,949,922	44,959,429	40,986,544	37,030,855	33,080,609	29,148,030	25,233,116	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	66,350,848	62,289,922	58,246,603	54,220,893	50,212,791	46,222,297	42,249,412	38,294,134	34,356,464	30,430,167	26,515,253	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	46,855,458	44,283,805	41,723,279	39,173,883	36,635,613	34,108,474	31,592,463	29,087,579	26,593,824	24,111,198	21,639,701	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	95,482,393	88,776,891	82,072,752	75,391,157	68,704,651	62,023,139	55,328,475	48,602,310	41,823,653	34,980,988	28,169,205	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	128,077,974	120,607,495	113,161,664	105,748,186	98,367,064	91,018,298	83,701,886	76,417,830	69,158,716	61,919,702	54,713,133	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	8,309,418	8,057,533	7,806,734	7,557,020	7,308,393	7,060,850	6,814,392	6,569,019	6,324,733	6,081,531	5,839,415	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	95,076,495	89,972,594	84,890,842	79,831,240	74,793,788	69,778,487	64,785,335	59,814,334	54,865,483	49,938,782	45,034,232	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	59,718,615	56,515,301	53,325,789	50,150,079	46,988,171	43,840,063	40,705,756	37,585,251	34,478,548	31,385,646	28,306,546	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	101,392,984	94,772,550	88,155,553	81,558,713	74,984,011	68,403,214	61,832,424	55,260,213	48,717,320	42,203,748	35,719,494	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	320,849,719	299,804,361	278,850,405	257,925,521	237,082,916	216,330,668	195,581,247	174,909,734	154,235,549	133,552,393	112,815,315	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	10,131,499	9,540,782	8,952,619	8,367,012	7,783,962	7,203,468	6,625,529	6,050,147	5,477,320	4,907,049	4,339,334	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	17,932,797	16,959,782	15,990,958	15,026,326	14,065,887	13,109,640	12,157,584	11,209,721	10,266,051	9,326,573	8,391,287	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	80,965,932	75,540,561	70,138,756	64,760,518	59,403,521	54,054,841	48,729,806	43,428,419	38,143,081	32,864,536	27,604,332	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	81,840,243	76,396,978	70,977,358	65,581,385	60,207,947	54,834,368	49,484,548	44,149,444	38,815,243	33,504,943	28,218,548	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	33,529,969	31,628,029	29,734,318	27,848,838	25,971,585	24,102,565	22,241,773	20,389,210	18,544,878	16,708,776	14,880,903	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	78,738,413	73,655,195	68,594,035	63,554,935	58,526,907	53,511,606	48,518,454	43,547,453	38,598,602	33,671,901	28,767,351	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	15,546,286	14,586,469	13,630,809	12,679,306	11,731,960	10,788,770	9,849,737	8,914,861	7,984,140	7,057,577	6,135,171	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	18,144,805	17,025,015	15,910,073	14,799,982	13,694,740	12,594,348	11,498,804	10,408,111	9,322,268	8,241,272	7,165,127	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	12,038,650	11,271,809	10,508,293	9,748,102	8,991,235	8,237,694	7,487,476	6,740,584	5,997,016	5,256,774	4,519,855	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	14,455,345	13,535,131	12,618,907	11,706,672	10,798,427	9,894,172	8,993,906	8,097,630	7,205,343	6,317,047	5,432,740	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	16,872,040	15,798,453	14,729,520	13,665,242	12,605,619	11,550,650	10,500,336	9,454,676	8,413,671	7,377,320	6,345,624	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £14,240 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
									Residual land values						
1	Low density housing scheme (2 houses)	2	£771,878	1,109,247	1,055,977	1,002,935	950,123	897,537	845,180	793,052	741,152	689,480	638,036	586,821	30%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,219,373	2,112,833	2,006,750	1,901,123	1,795,954	1,691,240	1,586,983	1,483,182	1,379,838	1,276,951	1,174,520	30%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,994,380	4,754,666	4,515,979	4,278,319	4,041,686	3,806,081	3,571,502	3,337,951	3,105,428	2,873,930	2,643,460	30%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,011,280	1,902,278	1,793,746	1,685,682	1,578,089	1,470,965	1,364,312	1,258,127	1,152,412	1,047,168	942,393	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,818,881	2,666,271	2,514,319	2,363,024	2,212,386	2,062,406	1,913,084	1,764,419	1,616,411	1,469,061	1,322,369	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,620,700	3,424,496	3,229,138	3,034,624	2,840,956	2,648,134	2,456,156	2,265,025	2,074,738	1,885,298	1,696,702	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	11,347,406	10,732,960	10,121,161	9,512,010	8,905,506	8,301,649	7,700,440	7,101,878	6,505,964	5,912,697	5,322,077	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	26,086,269	24,672,177	23,264,178	21,862,272	20,466,458	19,076,737	17,693,109	16,315,574	14,944,133	13,578,783	12,219,527	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	65,029,978	61,267,807	57,521,887	53,792,220	50,078,805	46,381,642	42,700,731	39,036,072	35,387,665	31,755,510	28,139,608	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	110,824,302	103,302,538	95,813,460	88,357,070	80,933,366	73,542,346	66,168,863	58,815,928	51,495,805	44,188,679	36,897,816	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	50,126,493	47,007,481	43,901,997	40,810,040	37,731,612	34,666,712	31,615,340	28,577,497	25,553,181	22,542,393	19,544,285	30%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	75,949,375	70,877,241	65,827,140	60,799,073	55,793,039	50,809,039	45,830,688	40,871,438	35,934,308	31,019,300	26,112,618	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	34,346,710	32,844,874	31,348,924	29,854,571	28,366,741	26,885,433	25,410,647	23,942,385	22,480,645	21,025,428	19,576,733	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,727,370	8,540,053	8,353,544	8,167,842	7,982,946	7,798,859	7,615,578	7,433,104	7,251,437	7,070,578	6,890,526	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,781,499	11,157,081	10,535,354	9,916,318	9,299,971	8,686,315	8,075,350	7,467,075	6,861,491	6,258,596	5,658,393	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	27,172,610	25,696,393	24,226,564	22,763,121	21,306,066	19,855,398	18,411,117	16,973,223	15,541,716	14,116,597	12,697,864	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	44,455,170	41,835,362	39,226,894	36,629,764	34,043,973	31,469,522	28,906,408	26,354,634	23,814,197	21,285,101	18,767,343	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	64,388,825	60,246,172	56,121,505	52,014,821	47,926,121	43,855,405	39,802,674	35,767,927	31,751,163	27,752,385	23,771,590	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	16,720,761	15,764,272	14,811,922	13,863,712	12,919,639	11,979,706	11,043,913	10,112,258	9,184,743	8,261,365	7,342,128	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	46,371,667	43,751,844	41,143,361	38,546,215	35,960,408	33,385,941	30,822,812	28,271,022	25,730,570	23,201,458	20,683,685	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	91,891,406	85,831,826	79,787,371	73,748,024	67,735,153	61,721,003	55,721,121	49,705,801	43,680,172	37,657,354	31,661,655	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	31,694,827	29,848,527	28,010,215	26,179,895	24,357,566	22,543,225	20,736,876	18,938,516	17,148,147	15,365,768	13,591,379	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	75,239,803	70,160,066	65,120,971	60,122,518	55,164,707	50,241,581	45,342,910	40,485,070	35,655,524	30,850,813	26,087,184	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	14,369,853	13,683,529	13,002,612	12,327,099	11,656,992	10,992,289	10,332,993	9,679,101	9,030,615	8,387,534	7,749,859	35%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	63,311,121	59,342,823	55,384,086	51,441,439	47,516,041	43,607,892	39,716,994	35,843,343	31,986,944	28,147,792	24,325,891	35%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	64,573,989	60,605,691	56,654,604	52,720,726	48,798,179	44,890,030	40,999,131	37,125,481	33,269,081	29,429,930	25,608,028	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	46,156,049	43,620,856	41,096,634	38,583,384	36,081,106	33,589,800	31,109,465	28,640,101	26,181,710	23,734,289	21,297,840	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	88,674,967	82,257,167	75,835,343	69,434,941	63,023,133	56,612,562	50,183,654	43,716,607	37,236,662	30,785,851	24,364,174	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	125,267,544	117,923,870	110,611,973	103,331,854	96,083,514	88,866,952	81,682,168	74,529,161	67,392,861	60,282,975	53,204,960	50%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	8,268,580	8,018,825	7,770,145	7,522,543	7,276,016	7,030,565	6,786,191	6,542,893	6,300,670	6,059,525	5,819,455	45%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	91,991,862	87,048,766	82,127,126	77,226,946	72,348,223	67,490,959	62,655,153	57,840,805	53,047,915	48,276,484	43,526,511	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	58,834,350	55,677,135	52,533,522	49,403,512	46,287,106	43,184,302	40,095,102	37,019,504	33,957,510	30,909,119	27,874,331	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	96,495,091	90,084,571	83,680,239	77,303,863	70,932,444	64,568,636	58,232,977	51,925,468	45,646,110	39,394,902	33,171,844	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	304,802,790	284,461,073	264,207,748	244,029,271	223,868,576	203,796,647	183,752,322	163,753,922	143,740,366	123,713,076	103,611,624	30%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	9,998,508	9,414,723	8,833,464	8,254,730	7,678,524	7,104,843	6,533,688	5,965,060	5,398,958	4,835,381	4,274,331	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	17,695,555	16,734,907	15,778,397	14,826,027	13,877,795	12,933,703	11,993,750	11,057,936	10,126,260	9,198,723	8,275,327	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	77,240,354	71,994,891	66,772,224	61,572,352	56,390,013	51,217,076	46,067,017	40,939,839	35,826,947	30,719,459	25,634,970	50%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	78,023,663	72,759,206	67,517,630	62,298,932	57,101,105	51,901,620	46,725,136	41,571,650	36,441,164	31,333,675	26,249,186	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	33,057,745	31,180,422	29,311,223	27,450,148	25,597,196	23,752,369	21,915,664	20,087,085	18,266,628	16,454,295	14,650,087	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	75,724,981	70,781,885	65,860,245	60,960,064	56,081,342	51,224,078	46,388,272	41,573,923	36,781,034	32,009,603	27,258,860	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	14,948,806	14,020,137	13,095,490	12,174,866	11,258,265	10,345,686	9,437,130	8,532,596	7,632,086	6,735,598	5,842,975	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	17,447,745	16,364,293	15,285,534	14,211,469	13,142,096	12,077,416	11,017,430	9,962,137	8,911,536	7,865,629	6,824,346	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	11,488,334	10,750,183	10,015,232	9,283,482	8,554,933	7,829,587	7,107,440	6,388,496	5,671,405	4,956,077	4,243,962	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	13,794,967	12,909,180	12,027,233	11,149,128	10,274,865	9,404,443	8,537,863	7,675,124	6,814,747	5,956,347	5,101,803	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	16,101,599	15,068,176	14,039,234	13,014,774	11,994,796	10,979,300	9,968,285	8,961,752	7,958,088	6,956,617	5,959,645	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
									Residual land values						
1	Low density housing scheme (2 houses)	2	£458,581	1,109,247	1,055,977	1,002,935	950,123	897,537	845,180	793,052	741,152	689,480	638,036	586,821	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,219,373	2,112,833	2,006,750	1,901,123	1,795,954	1,691,240	1,586,983	1,483,182	1,379,838	1,276,951	1,174,520	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,994,380	4,754,666	4,515,979	4,278,319	4,041,686	3,806,081	3,571,502	3,337,951	3,105,428	2,873,930	2,643,460	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,011,280	1,902,278	1,793,746	1,685,682	1,578,089	1,470,965	1,364,312	1,258,127	1,152,412	1,047,168	942,393	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,818,881	2,666,271	2,514,319	2,363,024	2,212,386	2,062,406	1,913,084	1,764,419	1,616,411	1,469,061	1,322,369	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,620,700	3,424,496	3,229,138	3,034,624	2,840,956	2,648,134	2,456,156	2,265,025	2,074,738	1,885,298	1,696,702	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	11,347,406	10,732,960	10,121,161	9,512,010	8,905,506	8,301,649	7,700,440	7,101,878	6,505,964	5,912,697	5,322,077	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	26,086,269	24,672,177	23,264,178	21,862,272	20,466,458	19,076,737	17,693,109	16,315,574	14,944,133	13,578,783	12,219,527	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	65,029,978	61,267,807	57,521,887	53,792,220	50,078,805	46,381,642	42,700,731	39,036,072	35,387,665	31,755,510	28,139,608	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	110,824,302	103,302,538	95,813,460	88,357,070	80,933,366	73,542,346	66,168,863	58,815,928	51,495,805	44,188,679	36,897,816	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	50,126,493	47,007,481	43,901,997	40,810,040	37,731,612	34,666,712	31,615,340	28,577,497	25,553,181	22,542,393	19,544,285	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	75,949,375	70,877,241	65,827,140	60,799,073	55,793,039	50,809,039	45,830,688	40,871,438	35,934,308	31,019,300	26,112,618	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	34,346,710	32,844,874	31,348,924	29,854,571	28,366,741	26,885,433	25,410,647	23,942,385	22,480,645	21,025,428	19,576,733	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,727,370	8,540,053	8,353,544	8,167,842	7,982,946	7,798,859	7,615,578	7,433,104	7,251,437	7,070,578	6,890,526	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,781,499	11,157,081	10,535,354	9,916,318	9,299,971	8,686,315	8,075,350	7,467,075	6,861,491	6,258,596	5,658,393	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	27,172,610	25,696,393	24,226,564	22,763,121	21,306,066	19,855,398	18,411,117	16,973,223	15,541,716	14,116,597	12,697,864	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	44,455,170	41,835,362	39,226,894	36,629,764	34,043,973	31,469,522	28,906,408	26,354,634	23,814,197	21,285,101	18,767,343	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	64,388,825	60,246,172	56,121,505	52,014,821	47,926,121	43,855,405	39,802,674	35,767,927	31,751,163	27,752,385	23,771,590	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	16,720,761	15,764,272	14,811,922	13,863,712	12,919,639	11,979,706	11,043,913	10,112,258	9,184,743	8,261,365	7,342,128	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	46,371,667	43,751,844	41,143,361	38,546,215	35,960,408	33,385,941	30,822,812	28,271,022	25,730,570	23,201,458	20,683,685	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	91,891,406	85,831,826	79,787,371	73,748,024	67,735,153	61,721,003	55,721,121	49,705,801	43,680,172	37,657,354	31,661,655	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	31,694,827	29,848,527	28,010,215	26,179,895	24,357,566	22,543,225	20,736,876	18,938,516	17,148,147	15,365,768	13,591,379	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	75,239,803	70,160,066	65,120,971	60,122,518	55,164,707	50,241,581	45,342,910	40,485,070	35,655,524	30,850,813	26,087,184	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	14,369,853	13,683,529	13,002,612	12,327,099	11,656,992	10,992,289	10,332,993	9,679,101	9,030,615	8,387,534	7,749,859	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	63,311,121	59,342,823	55,384,086	51,441,439	47,516,041	43,607,892	39,716,994	35,843,343	31,986,944	28,147,792	24,325,891	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	64,573,989	60,605,691	56,654,604	52,720,726	48,798,179	44,890,030	40,999,131	37,125,481	33,269,081	29,429,930	25,608,028	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	46,156,049	43,620,856	41,096,634	38,583,384	36,081,106	33,589,800	31,109,465	28,640,101	26,181,710	23,734,289	21,297,840	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	88,674,967	82,257,167	75,835,343	69,434,941	63,023,133	56,612,562	50,183,654	43,716,607	37,236,662	30,785,851	24,364,174	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	125,267,544	117,923,870	110,611,973	103,331,854	96,083,514	88,866,952	81,682,168	74,529,161	67,392,861	60,282,975	53,204,960	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,268,580	8,018,825	7,770,145	7,522,543	7,276,016	7,030,565	6,786,191	6,542,893	6,300,670	6,059,525	5,819,455	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	91,991,862	87,048,766	82,127,126	77,226,946	72,348,223	67,490,959	62,655,153	57,840,805	53,047,915	48,276,484	43,526,511	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	58,834,350	55,677,135	52,533,522	49,403,512	46,287,106	43,184,302	40,095,102	37,019,504	33,957,510	30,909,119	27,874,331	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	96,495,091	90,084,571	83,680,239	77,303,863	70,932,444	64,568,636	58,232,977	51,925,468	45,646,110	39,394,902	33,171,844	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	304,802,790	284,461,073	264,207,748	244,029,271	223,868,576	203,796,647	183,752,322	163,753,922	143,740,366	123,713,076	103,611,624	50%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	9,998,508	9,414,723	8,833,464	8,254,730	7,678,524	7,104,843	6,533,688	5,965,060	5,398,958	4,835,381	4,274,331	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	17,695,555	16,734,907	15,778,397	14,826,027	13,877,795	12,933,703	11,993,750	11,057,936	10,126,260	9,198,723	8,275,327	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	77,240,354	71,994,891	66,772,224	61,572,352	56,390,013	51,217,076	46,067,017	40,939,839	35,826,947	30,719,459	25,634,970	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	78,023,663	72,759,206	67,517,630	62,298,932	57,101,105	51,901,620	46,725,136	41,571,650	36,441,164	31,333,675	26,249,186	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	33,057,745	31,180,422	29,311,223	27,450,148	25,597,196	23,752,369	21,915,664	20,087,085	18,266,628	16,454,295	14,650,087	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	75,724,981	70,781,885	65,860,245	60,960,064	56,081,342	51,224,078	46,388,272	41,573,923	36,781,034	32,009,603	27,258,860	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	14,948,806	14,020,137	13,095,490	12,174,866	11,258,265	10,345,686	9,437,130	8,532,596	7,632,086	6,735,598	5,842,975	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	17,447,745	16,364,293	15,285,534	14,211,469	13,142,096	12,077,416	11,017,430	9,962,137	8,911,536	7,865,629	6,824,346	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	11,488,334	10,750,183	10,015,232	9,283,482	8,554,933	7,829,587	7,107,440	6,388,496	5,671,405	4,956,077	4,243,962	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	13,794,967	12,909,180	12,027,233	11,149,128	10,274,865	9,404,443	8,537,863	7,675,124	6,814,747	5,956,347	5,101,803	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	16,101,599	15,068,176	14,039,234	13,014,774	11,994,796	10,979,300	9,968,285	8,961,752	7,958,088	6,956,617	5,959,645	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
									Residual land values						
1	Low density housing scheme (2 houses)	2	£304,434	1,109,247	1,055,977	1,002,935	950,123	897,537	845,180	793,052	741,152	689,480	638,036	586,821	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,219,373	2,112,833	2,006,750	1,901,123	1,795,954	1,691,240	1,586,983	1,483,182	1,379,838	1,276,951	1,174,520	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,994,380	4,754,666	4,515,979	4,278,319	4,041,686	3,806,081	3,571,502	3,337,951	3,105,428	2,873,930	2,643,460	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,011,280	1,902,278	1,793,746	1,685,682	1,578,089	1,470,965	1,364,312	1,258,127	1,152,412	1,047,168	942,393	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,818,881	2,666,271	2,514,319	2,363,024	2,212,386	2,062,406	1,913,084	1,764,419	1,616,411	1,469,061	1,322,369	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,620,700	3,424,496	3,229,138	3,034,624	2,840,956	2,648,134	2,456,156	2,265,025	2,074,738	1,885,298	1,696,702	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	11,347,406	10,732,960	10,121,161	9,512,010	8,905,506	8,301,649	7,700,440	7,101,878	6,505,964	5,912,697	5,322,077	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	26,086,269	24,672,177	23,264,178	21,862,272	20,466,458	19,076,737	17,693,109	16,315,574	14,944,133	13,578,783	12,219,527	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	65,029,978	61,267,807	57,521,887	53,792,220	50,078,805	46,381,642	42,700,731	39,036,072	35,387,665	31,755,510	28,139,608	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	110,824,302	103,302,538	95,813,460	88,357,070	80,933,366	73,542,346	66,168,863	58,815,928	51,495,805	44,188,679	36,897,816	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	50,126,493	47,007,481	43,901,997	40,810,040	37,731,612	34,666,712	31,615,340	28,577,497	25,553,181	22,542,393	19,544,285	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	75,949,375	70,877,241	65,827,140	60,799,073	55,793,039	50,809,039	45,830,688	40,871,438	35,934,308	31,019,300	26,112,618	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	34,346,710	32,844,874	31,348,924	29,854,571	28,366,741	26,885,433	25,410,647	23,942,385	22,480,645	21,025,428	19,576,733	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,727,370	8,540,053	8,353,544	8,167,842	7,982,946	7,798,859	7,615,578	7,433,104	7,251,437	7,070,578	6,890,526	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,781,499	11,157,081	10,535,354	9,916,318	9,299,971	8,686,315	8,075,350	7,467,075	6,861,491	6,258,596	5,658,393	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	27,172,610	25,696,393	24,226,564	22,763,121	21,306,066	19,855,398	18,411,117	16,973,223	15,541,716	14,116,597	12,697,864	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	44,455,170	41,835,362	39,226,894	36,629,764	34,043,973	31,469,522	28,906,408	26,354,634	23,814,197	21,285,101	18,767,343	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	64,388,825	60,246,172	56,121,505	52,014,821	47,926,121	43,855,405	39,802,674	35,767,927	31,751,163	27,752,385	23,771,590	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	16,720,761	15,764,272	14,811,922	13,863,712	12,919,639	11,979,706	11,043,913	10,112,258	9,184,743	8,261,365	7,342,128	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	46,371,667	43,751,844	41,143,361	38,546,215	35,960,408	33,385,941	30,822,812	28,271,022	25,730,570	23,201,458	20,683,685	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	91,891,406	85,831,826	79,787,371	73,748,024	67,735,153	61,721,003	55,721,121	49,705,801	43,680,172	37,657,354	31,661,655	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	31,694,827	29,848,527	28,010,215	26,179,895	24,357,566	22,543,225	20,736,876	18,938,516	17,148,147	15,365,768	13,591,379	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	75,239,803	70,160,066	65,120,971	60,122,518	55,164,707	50,241,581	45,342,910	40,485,070	35,655,524	30,850,813	26,087,184	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	14,369,853	13,683,529	13,002,612	12,327,099	11,656,992	10,992,289	10,332,993	9,679,101	9,030,615	8,387,534	7,749,859	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	63,311,121	59,342,823	55,384,086	51,441,439	47,516,041	43,607,892	39,716,994	35,843,343	31,986,944	28,147,792	24,325,891	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	64,573,989	60,605,691	56,654,604	52,720,726	48,798,179	44,890,030	40,999,131	37,125,481	33,269,081	29,429,930	25,608,028	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	46,156,049	43,620,856	41,096,634	38,583,384	36,081,106	33,589,800	31,109,465	28,640,101	26,181,710	23,734,289	21,297,840	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	88,674,967	82,257,167	75,835,343	69,434,941	63,023,133	56,612,562	50,183,654	43,716,607	37,236,662	30,785,851	24,364,174	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	125,267,544	117,923,870	110,611,973	103,331,854	96,083,514	88,866,952	81,682,168	74,529,161	67,392,861	60,282,975	53,204,960	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	8,268,580	8,018,825	7,770,145	7,522,543	7,276,016	7,030,565	6,786,191	6,542,893	6,300,670	6,059,525	5,819,455	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	91,991,862	87,048,766	82,127,126	77,226,946	72,348,223	67,490,959	62,655,153	57,840,805	53,047,915	48,276,484	43,526,511	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	58,834,350	55,677,135	52,533,522	49,403,512	46,287,106	43,184,302	40,095,102	37,019,504	33,957,510	30,909,119	27,874,331	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	96,495,091	90,084,571	83,680,239	77,303,863	70,932,444	64,568,636	58,232,977	51,925,468	45,646,110	39,394,902	33,171,844	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	304,802,790	284,461,073	264,207,748	244,029,271	223,868,576	203,796,647	183,752,322	163,753,922	143,740,366	123,713,076	103,611,624	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	9,998,508	9,414,723	8,833,464	8,254,730	7,678,524	7,104,843	6,533,688	5,965,060	5,398,958	4,835,381	4,274,331	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	17,695,555	16,734,907	15,778,397	14,826,027	13,877,795	12,933,703	11,993,750	11,057,936	10,126,260	9,198,723	8,275,327	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	77,240,354	71,994,891	66,772,224	61,572,352	56,390,013	51,217,076	46,067,017	40,939,839	35,826,947	30,719,459	25,634,970	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	78,023,663	72,759,206	67,517,630	62,298,932	57,101,105	51,901,620	46,725,136	41,571,650	36,441,164	31,333,675	26,249,186	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	33,057,745	31,180,422	29,311,223	27,450,148	25,597,196	23,752,369	21,915,664	20,087,085	18,266,628	16,454,295	14,650,087	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	75,724,981	70,781,885	65,860,245	60,960,064	56,081,342	51,224,078	46,388,272	41,573,923	36,781,034	32,009,603	27,258,860	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	14,948,806	14,020,137	13,095,490	12,174,866	11,258,265	10,345,686	9,437,130	8,532,596	7,632,086	6,735,598	5,842,975	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	17,447,745	16,364,293	15,285,534	14,211,469	13,142,096	12,077,416	11,017,430	9,962,137	8,911,536	7,865,629	6,824,346	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	11,488,334	10,750,183	10,015,232	9,283,482	8,554,933	7,829,587	7,107,440	6,388,496	5,671,405	4,956,077	4,243,962	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	13,794,967	12,909,180	12,027,233	11,149,128	10,274,865	9,404,443	8,537,863	7,675,124	6,814,747	5,956,347	5,101,803	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	16,101,599	15,068,176	14,039,234	13,014,774	11,994,796	10,979,300	9,968,285	8,961,752	7,958,088	6,956,617	5,959,645	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
									Residual land values						
1	Low density housing scheme (2 houses)	2	£25,000	1,109,247	1,055,977	1,002,935	950,123	897,537	845,180	793,052	741,152	689,480	638,036	586,821	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,219,373	2,112,833	2,006,750	1,901,123	1,795,954	1,691,240	1,586,983	1,483,182	1,379,838	1,276,951	1,174,520	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,994,380	4,754,666	4,515,979	4,278,319	4,041,686	3,806,081	3,571,502	3,337,951	3,105,428	2,873,930	2,643,460	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,011,280	1,902,278	1,793,746	1,685,682	1,578,089	1,470,965	1,364,312	1,258,127	1,152,412	1,047,168	942,393	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,818,881	2,666,271	2,514,319	2,363,024	2,212,386	2,062,406	1,913,084	1,764,419	1,616,411	1,469,061	1,322,369	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,620,700	3,424,496	3,229,138	3,034,624	2,840,956	2,648,134	2,456,156	2,265,025	2,074,738	1,885,298	1,696,702	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	11,347,406	10,732,960	10,121,161	9,512,010	8,905,506	8,301,649	7,700,440	7,101,878	6,505,964	5,912,697	5,322,077	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	26,086,269	24,672,177	23,264,178	21,862,272	20,466,458	19,076,737	17,693,109	16,315,574	14,944,133	13,578,783	12,219,527	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	65,029,978	61,267,807	57,521,887	53,792,220	50,078,805	46,381,642	42,700,731	39,036,072	35,387,665	31,755,510	28,139,608	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	110,824,302	103,302,538	95,813,460	88,357,070	80,933,366	73,542,346	66,168,863	58,815,928	51,495,805	44,188,679	36,897,816	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	50,126,493	47,007,481	43,901,997	40,810,040	37,731,612	34,666,712	31,615,340	28,577,497	25,553,181	22,542,393	19,544,285	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	75,949,375	70,877,241	65,827,140	60,799,073	55,793,039	50,809,039	45,830,688	40,871,438	35,934,308	31,019,300	26,112,618	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	34,346,710	32,844,874	31,348,924	29,854,571	28,366,741	26,885,433	25,410,647	23,942,385	22,480,645	21,025,428	19,576,733	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,727,370	8,540,053	8,353,544	8,167,842	7,982,946	7,798,859	7,615,578	7,433,104	7,251,437	7,070,578	6,890,526	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,781,499	11,157,081	10,535,354	9,916,318	9,299,971	8,686,315	8,075,350	7,467,075	6,861,491	6,258,596	5,658,393	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	27,172,610	25,696,393	24,226,564	22,763,121	21,306,066	19,855,398	18,411,117	16,973,223	15,541,716	14,116,597	12,697,864	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	44,455,170	41,835,362	39,226,894	36,629,764	34,043,973	31,469,522	28,906,408	26,354,634	23,814,197	21,285,101	18,767,343	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	64,388,825	60,246,172	56,121,505	52,014,821	47,926,121	43,855,405	39,802,674	35,767,927	31,751,163	27,752,385	23,771,590	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	16,720,761	15,764,272	14,811,922	13,863,712	12,919,639	11,979,706	11,043,913	10,112,258	9,184,743	8,261,365	7,342,128	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	46,371,667	43,751,844	41,143,361	38,546,215	35,960,408	33,385,941	30,822,812	28,271,022	25,730,570	23,201,458	20,683,685	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	91,891,406	85,831,826	79,787,371	73,748,024	67,735,153	61,721,003	55,721,121	49,705,801	43,680,172	37,657,354	31,661,655	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	31,694,827	29,848,527	28,010,215	26,179,895	24,357,566	22,543,225	20,736,876	18,938,516	17,148,147	15,365,768	13,591,379	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	75,239,803	70,160,066	65,120,971	60,122,518	55,164,707	50,241,581	45,342,910	40,485,070	35,655,524	30,850,813	26,087,184	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	14,369,853	13,683,529	13,002,612	12,327,099	11,656,992	10,992,289	10,332,993	9,679,101	9,030,615	8,387,534	7,749,859	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	63,311,121	59,342,823	55,384,086	51,441,439	47,516,041	43,607,892	39,716,994	35,843,343	31,986,944	28,147,792	24,325,891	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	64,573,989	60,605,691	56,654,604	52,720,726	48,798,179	44,890,030	40,999,131	37,125,481	33,269,081	29,429,930	25,608,028	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	46,156,049	43,620,856	41,096,634	38,583,384	36,081,106	33,589,800	31,109,465	28,640,101	26,181,710	23,734,289	21,297,840	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	88,674,967	82,257,167	75,835,343	69,434,941	63,023,133	56,612,562	50,183,654	43,716,607	37,236,662	30,785,851	24,364,174	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	125,267,544	117,923,870	110,611,973	103,331,854	96,083,514	88,866,952	81,682,168	74,529,161	67,392,861	60,282,975	53,204,960	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	8,268,580	8,018,825	7,770,145	7,522,543	7,276,016	7,030,565	6,786,191	6,542,893	6,300,670	6,059,525	5,819,455	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	91,991,862	87,048,766	82,127,126	77,226,946	72,348,223	67,490,959	62,655,153	57,840,805	53,047,915	48,276,484	43,526,511	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	58,834,350	55,677,135	52,533,522	49,403,512	46,287,106	43,184,302	40,095,102	37,019,504	33,957,510	30,909,119	27,874,331	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	96,495,091	90,084,571	83,680,239	77,303,863	70,932,444	64,568,636	58,232,977	51,925,468	45,646,110	39,394,902	33,171,844	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	304,802,790	284,461,073	264,207,748	244,029,271	223,868,576	203,796,647	183,752,322	163,753,922	143,740,366	123,713,076	103,611,624	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	9,998,508	9,414,723	8,833,464	8,254,730	7,678,524	7,104,843	6,533,688	5,965,060	5,398,958	4,835,381	4,274,331	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	17,695,555	16,734,907	15,778,397	14,826,027	13,877,795	12,933,703	11,993,750	11,057,936	10,126,260	9,198,723	8,275,327	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	77,240,354	71,994,891	66,772,224	61,572,352	56,390,013	51,217,076	46,067,017	40,939,839	35,826,947	30,719,459	25,634,970	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	78,023,663	72,759,206	67,517,630	62,298,932	57,101,105	51,901,620	46,725,136	41,571,650	36,441,164	31,333,675	26,249,186	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	33,057,745	31,180,422	29,311,223	27,450,148	25,597,196	23,752,369	21,915,664	20,087,085	18,266,628	16,454,295	14,650,087	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	75,724,981	70,781,885	65,860,245	60,960,064	56,081,342	51,224,078	46,388,272	41,573,923	36,781,034	32,009,603	27,258,860	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	14,948,806	14,020,137	13,095,490	12,174,866	11,258,265	10,345,686	9,437,130	8,532,596	7,632,086	6,735,598	5,842,975	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	17,447,745	16,364,293	15,285,534	14,211,469	13,142,096	12,077,416	11,017,430	9,962,137	8,911,536	7,865,629	6,824,346	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,393	- 302,366	- 302,339	- 302,312	- 302,285	- 302,258	- 302,231	- 302,203	- 302,176	- 302,149	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	11,488,334	10,750,183	10,015,232	9,283,482	8,554,933	7,829,587	7,107,440	6,388,496	5,671,405	4,956,077	4,243,962	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	13,794,967	12,909,180	12,027,233	11,149,128	10,274,865	9,404,443	8,537,863	7,675,124	6,814,747	5,956,347	5,101,803	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	16,101,599	15,068,176	14,039,234	13,014,774	11,994,796	10,979,300	9,968,285	8,961,752	7,958,088	6,956,617	5,959,645	50%

Appendix 8 - Appraisal results – 70% social rent, 30% shared ownership

Note: the affordable housing requiremetns have been tested alongside the following other policies:

10% Aff WS (20% discount, 50% in NE)
EV charging
BNG
Accessibility
NZC 5%
UGF

BLV 1

70% Social Rent, 30% Shared Ownership

			Maximum affordable housing percentages in each value zone (values per square metre)									
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	0%	5%	15%	20%	25%	25%
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	0%	5%	15%	20%	25%	25%
3	Low density housing scheme (9 houses)	9	0.23	0%	0%	0%	0%	5%	15%	20%	25%	25%
4	Medium density flatted sheme (5 flats)	5	0.03	15%	30%	40%	45%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	25%	35%	45%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	15%	30%	40%	45%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	25%	40%	45%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	20%	35%	45%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	0%	0%	15%	25%	35%	40%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	5%	15%	25%	35%	40%	45%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	0%	0%	5%	15%	25%	30%	25%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	0%	10%	20%	30%	35%	40%	40%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	5%	20%	30%	35%	45%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	10%	25%	35%	40%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	35%	45%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	0%	15%	25%	35%	45%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	10%	25%	35%	45%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	15%	25%	35%	40%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	15%	30%	40%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	0%	15%	25%	35%	40%	45%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	5%	25%	35%	45%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	10%	25%	35%	40%	45%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	0%	0%	0%	15%	25%	30%	35%	35%	35%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	0%	0%	10%	20%	25%	30%	30%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	0%	0%	15%	25%	30%	40%	40%	40%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	20%	35%	45%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	0%	5%	15%	20%	25%	20%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	0%	0%	15%	25%	35%	40%	45%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	15%	20%	30%	35%	40%	40%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	0%	5%	20%	30%	40%	45%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	0%	15%	30%	35%	45%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	5%	20%	30%	35%	45%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	10%	20%	25%	30%	30%
35	High density mixed use flatted scheme (30 flats)	30	0.08	25%	35%	45%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	15%	30%	35%	45%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	5%	20%	30%	40%	45%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	5%	20%	30%	40%	45%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	0%	20%	30%	40%	45%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	0%	10%	25%	35%	45%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	0%	20%	30%	40%	45%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	5%	20%	35%	40%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	0%	5%	20%	30%	35%	45%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	0%	10%	25%	35%	40%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	0%	15%	30%	40%	45%	50%	50%	50%	50%

BLV 2

			Maximum affordable housing percentages in each value zone (values per square metre)									
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	15%	25%	35%	40%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	0%	15%	25%	35%	40%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	0%	15%	25%	35%	40%	45%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	40%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	45%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	40%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	45%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	40%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	10%	25%	35%	45%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	5%	20%	30%	40%	45%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	10%	20%	30%	40%	45%	45%	45%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	15%	30%	35%	45%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	35%	45%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	35%	45%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	15%	30%	40%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	5%	25%	35%	45%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	15%	30%	40%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	30%	40%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	10%	25%	35%	45%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	30%	40%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	5%	20%	35%	40%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	30%	40%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	10%	20%	30%	40%	45%	50%	45%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	10%	25%	35%	40%	45%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	40%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	15%	25%	30%	40%	40%	40%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	10%	25%	35%	45%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	15%	30%	40%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	25%	40%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	15%	30%	40%	45%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	10%	20%	30%	40%	45%	45%	45%
35	High density mixed use flatted scheme (30 flats)	30	0.08	35%	45%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	25%	40%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	15%	30%	40%	45%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	20%	30%	40%	45%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	20%	35%	45%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	5%	25%	35%	45%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	15%	30%	40%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	20%	35%	45%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	5%	20%	30%	40%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	10%	25%	35%	45%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	10%	25%	40%	45%	50%	50%	50%	50%	50%

BLV 3

			Maximum affordable housing percentages in each value zone (values per square metre)									
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	35%	45%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	15%	30%	40%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	5%	25%	35%	45%	50%	50%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	15%	30%	40%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	30%	40%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	0%	10%	25%	35%	45%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	30%	40%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	5%	20%	35%	40%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	30%	40%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	10%	20%	30%	40%	45%	50%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	10%	25%	35%	40%	45%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	40%	50%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	0%	0%	15%	25%	30%	40%	40%	40%
14	Intensification scheme (industrial with 9 flats)	9	0.29	10%	25%	35%	45%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	15%	30%	40%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	25%	40%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	15%	30%	40%	45%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	0%	10%	20%	30%	40%	45%	45%	45%
20	High density mixed use flatted scheme (150 flats)	150	0.48	35%	45%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	25%	40%	50%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	0%	15%	30%	40%	45%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	20%	30%	40%	45%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	20%	35%	45%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	5%	25%	35%	45%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	50%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	15%	30%	40%	50%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	20%	35%	45%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	5%	20%	30%	40%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	10%	25%	35%	45%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	10%	25%	40%	45%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	High density mixed use flatted scheme (30 flats)	30	0.08	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	0%	0%	0%	0%	0%	0%	0%	0%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	0%	0%	0%	0%	0%	0%	0%	0%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	0%	0%	0%	0%	0%	0%	0%	0%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	35%	45%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	35%	45%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	35%	45%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	20%	35%	45%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	0%	15%	30%	40%	45%	50%	50%	50%	50%

BLV 4

			Maximum affordable housing percentages in each value zone (values per square metre)									
LP Ref	Site		Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	50%	50%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	15%	30%	45%	50%	50%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	35%	45%	50%	50%	50%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	15%	30%	45%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	45%	50%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	25%	40%	50%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	50%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	15%	35%	45%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	50%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	25%	40%	50%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	30%	45%	50%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	35%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	5%	25%	35%	45%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	45%	50%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	50%	50%	50%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	50%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	20%	35%	45%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	20%	35%	45%	50%	50%	50%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	50%	50%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	50%	50%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	15%	35%	45%	50%	50%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	20%	35%	45%	50%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	50%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	25%	40%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	40%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	40%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	30%	45%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	30%	45%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	30%	45%	50%	50%	50%	50%	50%	50%	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £8,030 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	470,765	447,101	423,535	400,069	376,704	353,438	330,271	307,204	284,238	261,370	238,602	0%
2	Low density housing scheme (4 houses	4	£1,543,757	942,409	895,080	847,949	801,018	754,286	707,754	661,421	615,288	569,353	523,619	478,083	0%
3	Low density housing scheme (9 houses	9	£3,504,327	2,121,213	2,014,720	1,908,676	1,803,082	1,697,935	1,593,237	1,488,988	1,385,188	1,281,836	1,178,933	1,076,480	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	686,523	638,748	591,178	543,811	496,648	449,689	402,933	356,382	310,033	263,890	217,950	15%
5	Medium density flatted scheme (7 flats)	7	£617,503	964,221	897,330	830,724	764,403	698,368	632,618	567,155	501,975	437,082	372,474	308,151	25%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,236,137	1,150,143	1,064,515	979,255	894,361	809,835	725,676	641,882	558,456	475,397	392,706	15%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	3,802,059	3,534,623	3,268,328	3,003,175	2,739,163	2,476,293	2,214,564	1,953,976	1,694,530	1,436,225	1,179,062	25%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	8,434,750	7,828,639	7,225,116	6,624,182	6,025,836	5,430,078	4,836,909	4,246,327	3,658,335	3,072,931	2,490,115	20%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	16,630,718	15,053,947	13,483,960	11,920,754	10,364,332	8,814,693	7,271,837	5,728,549	4,185,685	2,649,664	1,120,487	0%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	13,536,354	10,252,374	6,965,722	3,693,477	411,094	-2,920,015	-6,263,108	-9,622,551	-13,011,616	-16,431,063	-19,870,462	0%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	10,707,228	9,405,861	8,110,147	6,813,323	5,517,517	4,227,415	2,943,016	1,664,320	391,328	-904,148	-2,202,163	0%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	8,694,264	6,567,741	4,448,377	2,338,315	219,690	-1,928,746	-4,081,611	-6,247,655	-8,426,690	-10,622,668	-12,841,253	0%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	14,192,620	13,552,961	12,916,061	12,281,920	11,650,538	11,021,914	10,396,049	9,772,943	9,152,594	8,535,005	7,920,174	0%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	6,773,340	6,691,914	6,610,835	6,530,106	6,449,722	6,369,687	6,289,999	6,210,659	6,131,665	6,053,020	5,974,722	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	4,309,314	4,037,867	3,767,578	3,498,447	3,230,476	2,963,662	2,698,007	2,433,511	2,170,172	1,907,992	1,646,971	10%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	9,018,442	8,383,238	7,750,770	7,121,040	6,494,049	5,869,796	5,248,280	4,629,503	4,013,463	3,400,162	2,789,597	35%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	10,350,269	9,242,465	8,139,446	7,041,212	5,947,761	4,859,095	3,775,214	2,696,117	1,616,206	534,624	-550,392	0%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	9,928,462	8,156,114	6,391,476	4,634,550	2,871,400	1,109,064	-655,317	-2,451,135	-4,242,205	-6,052,689	-7,873,503	0%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	4,272,042	3,864,300	3,458,317	3,054,093	2,651,627	2,248,869	1,846,821	1,446,545	1,048,041	651,310	256,350	0%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	11,221,440	10,113,621	9,010,586	7,912,336	6,818,870	5,730,189	4,646,291	3,567,179	2,492,851	1,418,945	342,185	15%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	11,258,075	8,612,839	5,959,022	3,316,830	671,782	-2,012,812	-4,707,567	-7,420,228	-10,152,625	-12,909,928	-15,686,999	0%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	9,339,077	8,553,194	7,770,703	6,991,603	6,215,895	5,443,577	4,674,651	3,909,116	3,146,972	2,388,219	1,632,858	5%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	11,593,922	9,445,358	7,312,001	5,196,948	3,096,154	991,814	-1,110,685	-3,229,880	-5,340,979	-7,463,572	-9,592,227	0%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	7,244,106	6,950,267	6,658,824	6,369,778	6,083,128	5,798,873	5,517,016	5,237,554	4,960,488	4,685,818	4,413,545	0%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	11,812,476	10,141,383	8,477,545	6,820,962	5,171,636	3,529,566	1,891,113	243,337	-1,418,410	-3,076,411	-4,734,329	0%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	13,772,760	12,101,666	10,437,828	8,781,245	7,131,919	5,489,849	3,855,034	2,227,476	593,101	-1,055,851	-2,706,393	0%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	13,990,395	12,917,154	11,848,544	10,784,566	9,725,222	8,670,508	7,620,426	6,574,977	5,534,160	4,497,975	3,461,742	20%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	6,845,155	4,013,797	1,176,378	-1,693,422	-4,590,347	-7,496,027	-10,433,893	-13,396,877	-16,400,065	-19,414,840	-22,415,891	0%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	32,603,629	29,423,572	26,257,242	23,098,776	19,937,115	16,789,281	13,655,275	10,518,982	7,383,457	4,255,277	1,111,918	0%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	5,219,687	5,111,120	5,003,016	4,895,375	4,788,198	4,681,484	4,575,233	4,469,446	4,364,122	4,259,261	4,154,864	0%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	27,872,522	25,793,442	23,723,403	21,662,406	19,609,038	17,556,774	15,513,595	13,479,502	11,454,493	9,438,571	7,431,624	0%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	19,237,959	17,901,999	16,571,745	15,247,199	13,928,361	12,615,230	11,307,807	10,006,092	8,710,083	7,419,783	6,134,397	0%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	12,730,869	9,960,566	7,198,708	4,448,955	1,691,886	-1,085,499	-3,884,799	-6,705,605	-9,536,429	-12,387,581	-15,274,763	0%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	43,397,247	34,376,953	25,396,013	16,360,355	7,352,660	-1,734,523	-10,938,243	-20,223,478	-29,591,667	-39,072,914	-48,714,514	0%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	2,524,646	2,274,257	2,024,948	1,776,717	1,529,568	1,283,497	1,038,506	794,595	551,764	310,011	69,339	25%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	5,735,027	5,323,206	4,913,144	4,504,840	4,098,295	3,693,508	3,290,478	2,889,207	2,489,695	2,091,942	1,695,946	0%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	9,342,222	7,085,059	4,821,864	2,557,733	303,571	-1,984,874	-4,286,076	-6,586,171	-8,905,643	-11,241,658	-13,584,956	0%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	11,147,275	8,890,113	6,642,801	4,390,330	2,136,167	-109,676	-2,397,129	-4,688,064	-6,987,874	-9,296,906	-11,637,924	0%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	8,370,588	7,570,538	6,773,938	5,980,789	5,191,093	4,404,846	3,622,051	2,842,707	2,066,815	1,294,374	517,874	0%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	12,026,475	9,922,063	7,812,794	5,704,703	3,605,865	1,516,281	-594,541	-2,725,558	-4,856,179	-7,002,685	-9,160,252	0%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	3,275,273	2,878,223	2,482,891	2,089,275	1,697,375	1,307,193	918,619	527,531	138,177	-253,245	-645,014	0%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	3,828,736	3,365,508	2,904,282	2,445,059	1,987,840	1,532,622	1,079,398	623,122	168,873	-287,674	-744,742	5%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	2,174,537	1,859,789	1,546,405	1,234,387	923,733	611,208	299,847	-10,290	-323,602	-635,511	-946,019	0%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	2,618,546	2,240,844	1,864,778	1,490,351	1,117,561	742,665	369,025	-3,004	-378,982	-753,279	-1,125,894	0%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	3,062,556	2,621,898	2,183,151	1,746,315	1,311,390	874,122	438,204	4,218	-434,362	-871,046	-1,305,768	0%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	470,765	447,101	423,535	400,069	376,704	353,438	330,271	307,204	284,238	261,370	238,602	0%
2	Low density housing scheme (4 houses	4	£917,161	942,409	895,080	847,949	801,018	754,286	707,754	661,421	615,288	569,353	523,619	478,083	0%
3	Low density housing scheme (9 houses	9	£2,081,956	2,121,213	2,014,720	1,908,676	1,803,082	1,697,935	1,593,237	1,488,988	1,385,188	1,281,836	1,178,933	1,076,480	0%
4	Medium density flatted sheme (5 flats)	5	£305,720	686,523	638,748	591,178	543,811	496,648	449,689	402,933	356,382	310,033	263,890	217,950	40%
5	Medium density flatted scheme (7 flats)	7	£366,865	964,221	897,330	830,724	764,403	698,368	632,618	567,155	501,975	437,082	372,474	308,151	45%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,236,137	1,150,143	1,064,515	979,255	894,361	809,835	725,676	641,882	558,456	475,397	392,706	40%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	3,802,059	3,534,623	3,268,328	3,003,175	2,739,163	2,476,293	2,214,564	1,953,976	1,694,530	1,436,225	1,179,062	45%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	8,434,750	7,828,639	7,225,116	6,624,182	6,025,836	5,430,078	4,836,909	4,246,327	3,658,335	3,072,931	2,490,115	40%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	16,630,718	15,053,947	13,483,960	11,920,754	10,364,332	8,814,693	7,271,837	5,728,549	4,185,685	2,649,664	1,120,487	10%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	13,536,354	10,252,374	6,965,722	3,693,477	411,094	-2,920,015	-6,263,108	-9,622,551	-13,011,616	-16,431,063	-19,870,462	0%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	10,707,228	9,405,861	8,110,147	6,813,323	5,517,517	4,227,415	2,943,016	1,664,320	391,328	-904,148	-2,202,163	0%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	8,694,264	6,567,741	4,448,377	2,338,315	219,690	-1,928,746	-4,081,611	-6,247,655	-8,426,690	-10,622,668	-12,841,253	0%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	14,192,620	13,552,961	12,916,061	12,281,920	11,650,538	11,021,914	10,396,049	9,772,943	9,152,594	8,535,005	7,920,174	35%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	6,773,340	6,691,914	6,610,835	6,530,106	6,449,722	6,369,687	6,289,999	6,210,659	6,131,665	6,053,020	5,974,722	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	4,309,314	4,037,867	3,767,578	3,498,447	3,230,476	2,963,662	2,698,007	2,433,511	2,170,172	1,907,992	1,646,971	35%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	9,018,442	8,383,238	7,750,770	7,121,040	6,494,049	5,869,796	5,248,280	4,629,503	4,013,463	3,400,162	2,789,597	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	10,350,269	9,242,465	8,139,446	7,041,212	5,947,761	4,859,095	3,775,214	2,696,117	1,616,206	534,624	-550,392	15%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	9,928,462	8,156,114	6,391,476	4,634,550	2,871,400	1,109,064	-655,317	-2,451,135	-4,242,205	-6,052,689	-7,873,503	5%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	4,272,042	3,864,300	3,458,317	3,054,093	2,651,627	2,248,869	1,846,821	1,446,545	1,048,041	651,310	256,350	15%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	11,221,440	10,113,621	9,010,586	7,912,336	6,818,870	5,730,189	4,646,291	3,567,179	2,492,851	1,418,945	342,185	30%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	11,258,075	8,612,839	5,959,022	3,316,830	671,782	-2,012,812	-4,707,567	-7,420,228	-10,152,625	-12,909,928	-15,686,999	0%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	9,339,077	8,553,194	7,770,703	6,991,603	6,215,895	5,443,577	4,674,651	3,909,116	3,146,972	2,388,219	1,632,858	30%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	11,593,922	9,445,358	7,312,001	5,196,948	3,096,154	991,814	-1,110,685	-3,229,880	-5,340,979	-7,463,572	-9,592,227	5%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	7,244,106	6,950,267	6,658,824	6,369,778	6,083,128	5,798,873	5,517,016	5,237,554	4,960,488	4,685,818	4,413,545	30%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	11,812,476	10,141,383	8,477,545	6,820,962	5,171,636	3,529,566	1,891,113	243,337	-1,418,410	-3,076,411	-4,734,329	0%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	13,772,760	12,101,666	10,437,828	8,781,245	7,131,919	5,489,849	3,855,034	2,227,476	593,101	-1,055,851	-2,706,393	0%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	13,990,395	12,917,154	11,848,544	10,784,566	9,725,222	8,670,508	7,620,426	6,574,977	5,534,160	4,497,975	3,461,742	40%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	6,845,155	4,013,797	1,176,378	-1,693,422	-4,590,347	-7,496,027	-10,433,893	-13,396,877	-16,400,065	-19,414,840	-22,415,891	0%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	32,603,629	29,423,572	26,257,242	23,098,776	19,937,115	16,789,281	13,655,275	10,518,982	7,383,457	4,255,277	1,111,918	10%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	5,219,687	5,111,120	5,003,016	4,895,375	4,788,198	4,681,484	4,575,233	4,469,446	4,364,122	4,259,261	4,154,864	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	27,872,522	25,793,442	23,723,403	21,662,406	19,609,038	17,556,774	15,513,595	13,479,502	11,454,493	9,438,571	7,431,624	15%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	19,237,959	17,901,999	16,571,745	15,247,199	13,928,361	12,615,230	11,307,807	10,006,092	8,710,083	7,419,783	6,134,397	25%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	12,730,869	9,960,566	7,198,708	4,448,955	1,691,886	-1,085,499	-3,884,799	-6,705,605	-9,536,429	-12,387,581	-15,274,763	0%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	43,397,247	34,376,953	25,396,013	16,360,355	7,352,660	-1,734,523	-10,938,243	-20,223,478	-29,591,667	-39,072,914	-48,714,514	0%
35	High density mixed use flatted scheme (30 flats	30	£733,729	2,524,646	2,274,257	2,024,948	1,776,717	1,529,568	1,283,497	1,038,506	794,595	551,764	310,011	69,339	35%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	5,735,027	5,323,206	4,913,144	4,504,840	4,098,295	3,693,508	3,290,478	2,889,207	2,489,695	2,091,942	1,695,946	25%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	9,342,222	7,085,059	4,821,864	2,557,733	303,571	-1,984,874	-4,286,076	-6,586,171	-8,905,643	-11,241,658	-13,584,956	0%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	11,147,275	8,890,113	6,642,801	4,390,330	2,136,167	-109,676	-2,397,129	-4,688,064	-6,987,874	-9,296,906	-11,637,924	0%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	8,370,588	7,570,538	6,773,938	5,980,789	5,191,093	4,404,846	3,622,051	2,842,707	2,066,815	1,294,374	517,874	20%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	12,026,475	9,922,063	7,812,794	5,704,703	3,605,865	1,516,281	-594,541	-2,725,558	-4,856,179	-7,002,685	-9,160,252	5%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	3,275,273	2,878,223	2,482,891	2,089,275	1,697,375	1,307,193	918,619	527,531	138,177	-253,245	-645,014	15%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	3,828,736	3,365,508	2,904,282	2,445,059	1,987,840	1,532,622	1,079,398	623,122	168,873	-287,674	-744,742	20%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	2,174,537	1,859,789	1,546,405	1,234,387	923,733	611,208	299,847	-10,290	-323,602	-635,511	-946,019	5%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	2,618,546	2,240,844	1,864,778	1,490,351	1,117,561	742,665	369,025	-3,004	-378,982	-753,279	-1,125,894	10%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	3,062,556	2,621,898	2,183,151	1,746,315	1,311,390	874,122	438,204	4,218	-434,362	-871,046	-1,305,768	10%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	470,765	447,101	423,535	400,069	376,704	353,438	330,271	307,204	284,238	261,370	238,602	35%
2	Low density housing scheme (4 houses	4	£608,869	942,409	895,080	847,949	801,018	754,286	707,754	661,421	615,288	569,353	523,619	478,083	35%
3	Low density housing scheme (9 houses	9	£1,382,131	2,121,213	2,014,720	1,908,676	1,803,082	1,697,935	1,593,237	1,488,988	1,385,188	1,281,836	1,178,933	1,076,480	35%
4	Medium density flatted sheme (5 flats)	5	£202,956	686,523	638,748	591,178	543,811	496,648	449,689	402,933	356,382	310,033	263,890	217,950	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	964,221	897,330	830,724	764,403	698,368	632,618	567,155	501,975	437,082	372,474	308,151	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,236,137	1,150,143	1,064,515	979,255	894,361	809,835	725,676	641,882	558,456	475,397	392,706	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	3,802,059	3,534,623	3,268,328	3,003,175	2,739,163	2,476,293	2,214,564	1,953,976	1,694,530	1,436,225	1,179,062	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	8,434,750	7,828,639	7,225,116	6,624,182	6,025,836	5,430,078	4,836,909	4,246,327	3,658,335	3,072,931	2,490,115	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	16,630,718	15,053,947	13,483,960	11,920,754	10,364,332	8,814,693	7,271,837	5,728,549	4,185,685	2,649,664	1,120,487	20%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	13,536,354	10,252,374	6,965,722	3,693,477	411,094	-2,920,015	-6,263,108	-9,622,551	-13,011,616	-16,431,063	-19,870,462	0%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	10,707,228	9,405,861	8,110,147	6,813,323	5,517,517	4,227,415	2,943,016	1,664,320	391,328	-904,148	-2,202,163	0%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	8,694,264	6,567,741	4,448,377	2,338,315	219,690	-1,928,746	-4,081,611	-6,247,655	-8,426,690	-10,622,668	-12,841,253	0%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	14,192,620	13,552,961	12,916,061	12,281,920	11,650,538	11,021,914	10,396,049	9,772,943	9,152,594	8,535,005	7,920,174	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	6,773,340	6,691,914	6,610,835	6,530,106	6,449,722	6,369,687	6,289,999	6,210,659	6,131,665	6,053,020	5,974,722	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	4,309,314	4,037,867	3,767,578	3,498,447	3,230,476	2,963,662	2,698,007	2,433,511	2,170,172	1,907,992	1,646,971	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	9,018,442	8,383,238	7,750,770	7,121,040	6,494,049	5,869,796	5,248,280	4,629,503	4,013,463	3,400,162	2,789,597	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	10,350,269	9,242,465	8,139,446	7,041,212	5,947,761	4,859,095	3,775,214	2,696,117	1,616,206	534,624	-550,392	25%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	9,928,462	8,156,114	6,391,476	4,634,550	2,871,400	1,109,064	-655,317	-2,451,135	-4,242,205	-6,052,689	-7,873,503	15%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	4,272,042	3,864,300	3,458,317	3,054,093	2,651,627	2,248,869	1,846,821	1,446,545	1,048,041	651,310	256,350	30%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	11,221,440	10,113,621	9,010,586	7,912,336	6,818,870	5,730,189	4,646,291	3,567,179	2,492,851	1,418,945	342,185	35%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	11,258,075	8,612,839	5,959,022	3,316,830	671,782	-2,012,812	-4,707,567	-7,420,228	-10,152,625	-12,909,928	-15,686,999	0%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	9,339,077	8,553,194	7,770,703	6,991,603	6,215,895	5,443,577	4,674,651	3,909,116	3,146,972	2,388,219	1,632,858	40%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	11,593,922	9,445,358	7,312,001	5,196,948	3,096,154	991,814	-1,110,685	-3,229,880	-5,340,979	-7,463,572	-9,592,227	10%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	7,244,106	6,950,267	6,658,824	6,369,778	6,083,128	5,798,873	5,517,016	5,237,554	4,960,488	4,685,818	4,413,545	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	11,812,476	10,141,383	8,477,545	6,820,962	5,171,636	3,529,566	1,891,113	243,337	-1,418,410	-3,076,411	-4,734,329	0%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	13,772,760	12,101,666	10,437,828	8,781,245	7,131,919	5,489,849	3,855,034	2,227,476	593,101	-1,055,851	-2,706,393	5%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	13,990,395	12,917,154	11,848,544	10,784,566	9,725,222	8,670,508	7,620,426	6,574,977	5,534,160	4,497,975	3,461,742	45%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	6,845,155	4,013,797	1,176,378	-1,693,422	-4,590,347	-7,496,027	-10,433,893	-13,396,877	-16,400,065	-19,414,840	-22,415,891	0%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	32,603,629	29,423,572	26,257,242	23,098,776	19,937,115	16,789,281	13,655,275	10,518,982	7,383,457	4,255,277	1,111,918	20%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	5,219,687	5,111,120	5,003,016	4,895,375	4,788,198	4,681,484	4,575,233	4,469,446	4,364,122	4,259,261	4,154,864	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	27,872,522	25,793,442	23,723,403	21,662,406	19,609,038	17,556,774	15,513,595	13,479,502	11,454,493	9,438,571	7,431,624	35%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	19,237,959	17,901,999	16,571,745	15,247,199	13,928,361	12,615,230	11,307,807	10,006,092	8,710,083	7,419,783	6,134,397	40%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	12,730,869	9,960,566	7,198,708	4,448,955	1,691,886	-1,085,499	-3,884,799	-6,705,605	-9,536,429	-12,387,581	-15,274,763	5%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	43,397,247	34,376,953	25,396,013	16,360,355	7,352,660	-1,734,523	-10,938,243	-20,223,478	-29,591,667	-39,072,914	-48,714,514	0%
35	High density mixed use flatted scheme (30 flats	30	£487,095	2,524,646	2,274,257	2,024,948	1,776,717	1,529,568	1,283,497	1,038,506	794,595	551,764	310,011	69,339	40%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	5,735,027	5,323,206	4,913,144	4,504,840	4,098,295	3,693,508	3,290,478	2,889,207	2,489,695	2,091,942	1,695,946	40%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	9,342,222	7,085,059	4,821,864	2,557,733	303,571	-1,984,874	-4,286,076	-6,586,171	-8,905,643	-11,241,658	-13,584,956	5%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	11,147,275	8,890,113	6,642,801	4,390,330	2,136,167	-109,676	-2,397,129	-4,688,064	-6,987,874	-9,296,906	-11,637,924	5%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	8,370,588	7,570,538	6,773,938	5,980,789	5,191,093	4,404,846	3,622,051	2,842,707	2,066,815	1,294,374	517,874	30%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	12,026,475	9,922,063	7,812,794	5,704,703	3,605,865	1,516,281	-594,541	-2,725,558	-4,856,179	-7,002,685	-9,160,252	15%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	3,275,273	2,878,223	2,482,891	2,089,275	1,697,375	1,307,193	918,619	527,531	138,177	-253,245	-645,014	25%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	3,828,736	3,365,508	2,904,282	2,445,059	1,987,840	1,532,622	1,079,398	623,122	168,873	-287,674	-744,742	25%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	2,174,537	1,859,789	1,546,405	1,234,387	923,733	611,208	299,847	-10,290	-323,602	-635,511	-946,019	15%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	2,618,546	2,240,844	1,864,778	1,490,351	1,117,561	742,665	369,025	-3,004	-378,982	-753,279	-1,125,894	15%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	3,062,556	2,621,898	2,183,151	1,746,315	1,311,390	874,122	438,204	4,218	-434,362	-871,046	-1,305,768	20%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	470,765	447,101	423,535	400,069	376,704	353,438	330,271	307,204	284,238	261,370	238,602	50%
2	Low density housing scheme (4 houses	4	£50,000	942,409	895,080	847,949	801,018	754,286	707,754	661,421	615,288	569,353	523,619	478,083	50%
3	Low density housing scheme (9 houses	9	£113,500	2,121,213	2,014,720	1,908,676	1,803,082	1,697,935	1,593,237	1,488,988	1,385,188	1,281,836	1,178,933	1,076,480	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	686,523	638,748	591,178	543,811	496,648	449,689	402,933	356,382	310,033	263,890	217,950	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	964,221	897,330	830,724	764,403	698,368	632,618	567,155	501,975	437,082	372,474	308,151	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,236,137	1,150,143	1,064,515	979,255	894,361	809,835	725,676	641,882	558,456	475,397	392,706	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	3,802,059	3,534,623	3,268,328	3,003,175	2,739,163	2,476,293	2,214,564	1,953,976	1,694,530	1,436,225	1,179,062	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	8,434,750	7,828,639	7,225,116	6,624,182	6,025,836	5,430,078	4,836,909	4,246,327	3,658,335	3,072,931	2,490,115	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	16,630,718	15,053,947	13,483,960	11,920,754	10,364,332	8,814,693	7,271,837	5,728,549	4,185,685	2,649,664	1,120,487	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	13,536,354	10,252,374	6,965,722	3,693,477	411,094	-2,920,015	-6,263,108	-9,622,551	-13,011,616	-16,431,063	-19,870,462	15%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	10,707,228	9,405,861	8,110,147	6,813,323	5,517,517	4,227,415	2,943,016	1,664,320	391,328	-904,148	-2,202,163	35%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	8,694,264	6,567,741	4,448,377	2,338,315	219,690	-1,928,746	-4,081,611	-6,247,655	-8,426,690	-10,622,668	-12,841,253	15%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	14,192,620	13,552,961	12,916,061	12,281,920	11,650,538	11,021,914	10,396,049	9,772,943	9,152,594	8,535,005	7,920,174	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	6,773,340	6,691,914	6,610,835	6,530,106	6,449,722	6,369,687	6,289,999	6,210,659	6,131,665	6,053,020	5,974,722	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	4,309,314	4,037,867	3,767,578	3,498,447	3,230,476	2,963,662	2,698,007	2,433,511	2,170,172	1,907,992	1,646,971	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	9,018,442	8,383,238	7,750,770	7,121,040	6,494,049	5,869,796	5,248,280	4,629,503	4,013,463	3,400,162	2,789,597	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	10,350,269	9,242,465	8,139,446	7,041,212	5,947,761	4,859,095	3,775,214	2,696,117	1,616,206	534,624	-550,392	45%
18	High density mixed use flatted scheme (300 flats	300	£378,000	9,928,462	8,156,114	6,391,476	4,634,550	2,871,400	1,109,064	-655,317	-2,451,135	-4,242,205	-6,052,689	-7,873,503	25%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	4,272,042	3,864,300	3,458,317	3,054,093	2,651,627	2,248,869	1,846,821	1,446,545	1,048,041	651,310	256,350	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	11,221,440	10,113,621	9,010,586	7,912,336	6,818,870	5,730,189	4,646,291	3,567,179	2,492,851	1,418,945	342,185	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	11,258,075	8,612,839	5,959,022	3,316,830	671,782	-2,012,812	-4,707,567	-7,420,228	-10,152,625	-12,909,928	-15,686,999	15%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	9,339,077	8,553,194	7,770,703	6,991,603	6,215,895	5,443,577	4,674,651	3,909,116	3,146,972	2,388,219	1,632,858	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	11,593,922	9,445,358	7,312,001	5,196,948	3,096,154	991,814	-1,110,685	-3,229,880	-5,340,979	-7,463,572	-9,592,227	25%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	7,244,106	6,950,267	6,658,824	6,369,778	6,083,128	5,798,873	5,517,016	5,237,554	4,960,488	4,685,818	4,413,545	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	11,812,476	10,141,383	8,477,545	6,820,962	5,171,636	3,529,566	1,891,113	243,337	-1,418,410	-3,076,411	-4,734,329	30%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	13,772,760	12,101,666	10,437,828	8,781,245	7,131,919	5,489,849	3,855,034	2,227,476	593,101	-1,055,851	-2,706,393	35%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	13,990,395	12,917,154	11,848,544	10,784,566	9,725,222	8,670,508	7,620,426	6,574,977	5,534,160	4,497,975	3,461,742	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	6,845,155	4,013,797	1,176,378	-1,693,422	-4,590,347	-7,496,027	-10,433,893	-13,396,877	-16,400,065	-19,414,840	-22,415,891	5%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	32,603,629	29,423,572	26,257,242	23,098,776	19,937,115	16,789,281	13,655,275	10,518,982	7,383,457	4,255,277	1,111,918	45%
30	Intensification scheme (industrial with 12 flats	12	£195,000	5,219,687	5,111,120	5,003,016	4,895,375	4,788,198	4,681,484	4,575,233	4,469,446	4,364,122	4,259,261	4,154,864	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	27,872,522	25,793,442	23,723,403	21,662,406	19,609,038	17,556,774	15,513,595	13,479,502	11,454,493	9,438,571	7,431,624	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	19,237,959	17,901,999	16,571,745	15,247,199	13,928,361	12,615,230	11,307,807	10,006,092	8,710,083	7,419,783	6,134,397	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	12,730,869	9,960,566	7,198,708	4,448,955	1,691,886	-1,085,499	-3,884,799	-6,705,605	-9,536,429	-12,387,581	-15,274,763	20%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	43,397,247	34,376,953	25,396,013	16,360,355	7,352,660	-1,734,523	-10,938,243	-20,223,478	-29,591,667	-39,072,914	-48,714,514	20%
35	High density mixed use flatted scheme (30 flats	30	£40,000	2,524,646	2,274,257	2,024,948	1,776,717	1,529,568	1,283,497	1,038,506	794,595	551,764	310,011	69,339	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	5,735,027	5,323,206	4,913,144	4,504,840	4,098,295	3,693,508	3,290,478	2,889,207	2,489,695	2,091,942	1,695,946	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	9,342,222	7,085,059	4,821,864	2,557,733	303,571	-1,984,874	-4,286,076	-6,586,171	-8,905,643	-11,241,658	-13,584,956	15%
38	High density mixed use flatted scheme (400 flats	400	£565,000	11,147,275	8,890,113	6,642,801	4,390,330	2,136,167	-109,676	-2,397,129	-4,688,064	-6,987,874	-9,296,906	-11,637,924	20%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	8,370,588	7,570,538	6,773,938	5,980,789	5,191,093	4,404,846	3,622,051	2,842,707	2,066,815	1,294,374	517,874	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	12,026,475	9,922,063	7,812,794	5,704,703	3,605,865	1,516,281	-594,541	-2,725,558	-4,856,179	-7,002,685	-9,160,252	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	3,275,273	2,878,223	2,482,891	2,089,275	1,697,375	1,307,193	918,619	527,531	138,177	-253,245	-645,014	40%
44	High density retirement flatted scheme (70 flats	70	£100,000	3,828,736	3,365,508	2,904,282	2,445,059	1,987,840	1,532,622	1,079,398	623,122	168,873	-287,674	-744,742	40%
45	High density retirement flatted scheme (80 flats	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	2,174,537	1,859,789	1,546,405	1,234,387	923,733	611,208	299,847	-10,290	-323,602	-635,511	-946,019	30%
47	High density extracare flatted scheme (60 flats)	60	£100,000	2,618,546	2,240,844	1,864,778	1,490,351	1,117,561	742,665	369,025	-3,004	-378,982	-753,279	-1,125,894	30%
48	High density extracare flatted scheme (70 flats)	70	£100,000	3,062,556	2,621,898	2,183,151	1,746,315	1,311,390	874,122	438,204	4,218	-434,362	-871,046	-1,305,768	30%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £8,806 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	561,248	532,869	504,611	476,472	448,452	420,553	392,773	365,112	337,571	310,150	282,848	0%
2	Low density housing scheme (4 houses	4	£1,543,757	1,123,374	1,066,618	1,010,101	953,823	897,784	841,985	786,424	731,103	676,022	621,179	566,576	0%
3	Low density housing scheme (9 houses	9	£3,504,327	2,528,383	2,400,681	2,273,517	2,146,892	2,020,805	1,895,257	1,770,245	1,645,773	1,521,840	1,398,444	1,275,586	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	878,798	821,007	763,464	706,166	649,114	592,308	535,749	479,436	423,368	367,547	311,973	30%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,233,405	1,152,493	1,071,924	991,700	911,821	832,286	753,096	674,251	595,750	517,594	439,782	35%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,582,231	1,478,209	1,374,630	1,271,494	1,168,801	1,066,551	964,744	863,380	762,459	661,981	561,947	30%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	4,910,799	4,586,246	4,262,407	3,939,953	3,618,884	3,299,201	2,980,903	2,663,991	2,348,464	2,034,322	1,721,566	40%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	11,047,262	10,305,065	9,566,032	8,830,162	8,097,455	7,367,911	6,641,530	5,918,312	5,198,257	4,481,365	3,767,636	35%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	23,988,123	22,037,303	20,094,845	18,160,747	16,226,887	14,298,642	12,378,804	10,467,377	8,564,358	6,669,748	4,783,194	0%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	28,969,916	24,937,422	20,922,409	16,891,328	12,871,798	8,865,878	4,834,373	815,729	-3,284,484	-7,416,034	-11,584,730	0%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	16,812,617	15,193,223	13,580,823	11,975,420	10,377,011	8,785,598	7,201,180	5,622,945	4,037,280	2,458,678	887,140	0%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	19,335,754	16,698,874	14,072,454	11,433,265	8,805,625	6,187,953	3,552,973	929,677	-1,741,792	-4,433,092	-7,146,038	0%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	16,953,538	16,170,063	15,389,956	14,613,214	13,839,837	13,069,827	12,303,184	11,539,906	10,779,994	10,023,448	9,270,268	5%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,108,453	7,009,572	6,911,112	6,813,073	6,715,455	6,618,259	6,521,483	6,425,129	6,329,196	6,233,684	6,138,594	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	5,426,362	5,096,729	4,768,499	4,441,672	4,116,252	3,792,234	3,469,621	3,148,412	2,828,607	2,510,206	2,193,209	25%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	11,716,550	10,940,801	10,168,384	9,399,298	8,633,544	7,871,120	7,112,029	6,356,268	5,603,839	4,854,742	4,108,976	45%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	15,318,445	13,959,390	12,606,179	11,258,813	9,914,950	8,570,081	7,231,097	5,897,998	4,570,784	3,249,455	1,934,011	15%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	18,143,406	15,960,420	13,786,875	11,622,773	9,468,113	7,306,409	5,148,985	3,001,056	836,144	-1,342,140	-3,552,425	10%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	6,028,362	5,529,135	5,032,052	4,537,114	4,044,320	3,553,671	3,065,166	2,578,807	2,094,592	1,609,924	1,125,862	15%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	16,176,524	14,817,453	13,464,227	12,116,844	10,775,307	9,439,612	8,102,174	6,769,060	5,441,830	4,120,486	2,805,025	30%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	23,598,479	20,348,619	17,112,843	13,869,670	10,630,116	7,404,787	4,156,964	922,061	-2,378,576	-5,704,913	-9,061,561	0%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	12,757,905	11,797,732	10,841,686	9,889,765	8,941,971	7,998,304	7,058,762	6,121,234	5,184,366	4,251,649	3,323,083	25%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	21,581,236	18,931,032	16,289,083	13,661,459	11,056,285	8,472,562	5,884,987	3,320,106	757,194	-1,822,144	-4,425,097	10%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	8,447,558	8,088,605	7,732,569	7,379,449	7,029,247	6,681,959	6,337,588	5,996,133	5,657,594	5,321,972	4,989,265	0%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	19,544,652	17,485,105	15,434,451	13,392,691	11,347,980	9,307,038	7,275,065	5,252,061	3,238,028	1,229,852	-803,933	0%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	21,475,475	19,415,927	17,365,274	15,323,513	13,290,646	11,266,674	9,235,348	7,212,345	5,198,311	3,193,246	1,197,150	0%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	18,734,587	17,414,221	16,099,532	14,790,518	13,487,180	12,189,517	10,897,530	9,611,219	8,330,583	7,055,622	5,786,338	35%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	20,602,211	17,123,075	13,643,659	10,157,960	6,678,185	3,180,789	-330,840	-3,907,053	-7,515,697	-11,173,352	-14,896,792	0%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	46,893,806	42,969,377	39,061,819	35,171,130	31,297,311	27,440,362	23,600,282	19,777,073	15,955,742	12,135,136	8,321,733	0%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	5,666,507	5,534,664	5,403,384	5,272,665	5,142,508	5,012,912	4,883,879	4,755,406	4,627,496	4,500,147	4,373,360	0%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	37,462,534	34,891,426	32,330,746	29,773,602	27,227,612	24,692,777	22,169,097	19,656,572	17,155,200	14,664,984	12,182,361	5%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	25,172,063	23,526,996	21,888,942	20,257,901	18,633,873	17,016,858	15,406,856	13,803,866	12,207,890	10,618,927	9,036,976	15%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	25,707,972	22,316,267	18,927,522	15,534,040	12,155,399	8,783,185	5,396,246	2,023,440	-1,399,407	-4,858,578	-8,342,972	5%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	85,949,977	74,806,835	63,711,992	52,665,452	41,667,212	30,633,298	19,613,860	8,523,649	-2,642,483	-14,026,185	-25,548,754	0%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	3,598,863	3,292,518	2,987,490	2,683,777	2,381,379	2,080,299	1,780,534	1,482,084	1,184,951	889,134	594,633	35%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	7,491,347	6,988,040	6,486,878	5,987,860	5,490,988	4,996,260	4,503,677	4,013,238	3,524,943	3,038,794	2,554,789	15%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	19,994,280	17,206,815	14,431,436	11,652,316	8,873,366	6,106,624	3,336,238	559,926	-2,250,844	-5,085,377	-7,942,936	5%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	21,772,207	18,984,742	16,209,362	13,446,067	10,678,421	7,911,678	5,157,145	2,392,522	-377,097	-3,196,430	-6,025,167	5%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	11,853,937	10,872,440	9,895,160	8,922,097	7,953,252	6,988,624	6,028,213	5,072,020	4,120,045	3,172,287	2,228,746	20%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	21,827,663	19,233,007	16,641,143	14,046,964	11,464,104	8,892,565	6,324,405	3,747,036	1,181,114	-1,419,424	-4,036,778	10%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	5,052,849	4,563,207	4,075,671	3,590,244	3,106,925	2,625,712	2,146,608	1,669,612	1,194,723	721,943	246,064	20%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	5,902,576	5,331,321	4,762,527	4,196,190	3,632,313	3,070,895	2,511,936	1,955,436	1,401,395	849,813	294,731	20%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	3,602,947	3,213,793	2,826,319	2,440,523	2,056,407	1,673,969	1,293,211	914,132	534,990	154,872	-226,958	5%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	4,332,639	3,865,649	3,400,674	2,937,714	2,476,769	2,017,840	1,560,925	1,106,024	651,188	195,041	-263,021	10%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	5,062,330	4,517,505	3,975,030	3,434,906	2,897,132	2,361,709	1,828,638	1,297,916	767,386	235,210	-299,083	15%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	561,248	532,869	504,611	476,472	448,452	420,553	392,773	365,112	337,571	310,150	282,848	15%
2	Low density housing scheme (4 houses	4	£917,161	1,123,374	1,066,618	1,010,101	953,823	897,784	841,985	786,424	731,103	676,022	621,179	566,576	15%
3	Low density housing scheme (9 houses	9	£2,081,956	2,528,383	2,400,681	2,273,517	2,146,892	2,020,805	1,895,257	1,770,245	1,645,773	1,521,840	1,398,444	1,275,586	15%
4	Medium density flatted sheme (5 flats)	5	£305,720	878,798	821,007	763,464	706,166	649,114	592,308	535,749	479,436	423,368	367,547	311,973	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,233,405	1,152,493	1,071,924	991,700	911,821	832,286	753,096	674,251	595,750	517,594	439,782	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,582,231	1,478,209	1,374,630	1,271,494	1,168,801	1,066,551	964,744	863,380	762,459	661,981	561,947	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	4,910,799	4,586,246	4,262,407	3,939,953	3,618,884	3,299,201	2,980,903	2,663,991	2,348,464	2,034,322	1,721,566	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	11,047,262	10,305,065	9,566,032	8,830,162	8,097,455	7,367,911	6,641,530	5,918,312	5,198,257	4,481,365	3,767,636	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	23,988,123	22,037,303	20,094,845	18,160,747	16,226,887	14,298,642	12,378,804	10,467,377	8,564,358	6,669,748	4,783,194	25%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	28,969,916	24,937,422	20,922,409	16,891,328	12,871,798	8,865,878	4,834,373	815,729	-3,284,484	-7,416,034	-11,584,730	5%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	16,812,617	15,193,223	13,580,823	11,975,420	10,377,011	8,785,598	7,201,180	5,622,945	4,037,280	2,458,678	887,140	0%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	19,335,754	16,698,874	14,072,454	11,433,265	8,805,625	6,187,953	3,552,973	929,677	-1,741,792	-4,433,092	-7,146,038	0%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	16,953,538	16,170,063	15,389,956	14,613,214	13,839,837	13,069,827	12,303,184	11,539,906	10,779,994	10,023,448	9,270,268	45%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,108,453	7,009,572	6,911,112	6,813,073	6,715,455	6,618,259	6,521,483	6,425,129	6,329,196	6,233,684	6,138,594	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	5,426,362	5,096,729	4,768,499	4,441,672	4,116,252	3,792,234	3,469,621	3,148,412	2,828,607	2,510,206	2,193,209	45%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	11,716,550	10,940,801	10,168,384	9,399,298	8,633,544	7,871,120	7,112,029	6,356,268	5,603,839	4,854,742	4,108,976	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	15,318,445	13,959,390	12,606,179	11,258,813	9,914,950	8,570,081	7,231,097	5,897,998	4,570,784	3,249,455	1,934,011	30%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	18,143,406	15,960,420	13,786,875	11,622,773	9,468,113	7,306,409	5,148,985	3,001,056	836,144	-1,342,140	-3,552,425	25%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	6,028,362	5,529,135	5,032,052	4,537,114	4,044,320	3,553,671	3,065,166	2,578,807	2,094,592	1,609,924	1,125,862	30%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	16,176,524	14,817,453	13,464,227	12,116,844	10,775,307	9,439,612	8,102,174	6,769,060	5,441,830	4,120,486	2,805,025	40%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	23,598,479	20,348,619	17,112,843	13,869,670	10,630,116	7,404,787	4,156,964	922,061	-2,378,576	-5,704,913	-9,061,561	10%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	12,757,905	11,797,732	10,841,686	9,889,765	8,941,971	7,998,304	7,058,762	6,121,234	5,184,366	4,251,649	3,323,083	40%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	21,581,236	18,931,032	16,289,083	13,661,459	11,056,285	8,472,562	5,884,987	3,320,106	757,194	-1,822,144	-4,425,097	20%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	8,447,558	8,088,605	7,732,569	7,379,449	7,029,247	6,681,959	6,337,588	5,996,133	5,657,594	5,321,972	4,989,265	40%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	19,544,652	17,485,105	15,434,451	13,392,691	11,347,980	9,307,038	7,275,065	5,252,061	3,238,028	1,229,852	-803,933	0%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	21,475,475	19,415,927	17,365,274	15,323,513	13,290,646	11,266,674	9,235,348	7,212,345	5,198,311	3,193,246	1,197,150	10%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	18,734,587	17,414,221	16,099,532	14,790,518	13,487,180	12,189,517	10,897,530	9,611,219	8,330,583	7,055,622	5,786,338	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	20,602,211	17,123,075	13,643,659	10,157,960	6,678,185	3,180,789	-330,840	-3,907,053	-7,515,697	-11,173,352	-14,896,792	0%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	46,893,806	42,969,377	39,061,819	35,171,130	31,297,311	27,440,362	23,600,282	19,777,073	15,955,742	12,135,136	8,321,733	25%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	5,666,507	5,534,664	5,403,384	5,272,665	5,142,508	5,012,912	4,883,879	4,755,406	4,627,496	4,500,147	4,373,360	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	37,462,534	34,891,426	32,330,746	29,773,602	27,227,612	24,692,777	22,169,097	19,656,572	17,155,200	14,664,984	12,182,361	30%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	25,172,063	23,526,996	21,888,942	20,257,901	18,633,873	17,016,858	15,406,856	13,803,866	12,207,890	10,618,927	9,036,976	40%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	25,707,972	22,316,267	18,927,522	15,534,040	12,155,399	8,783,185	5,396,246	2,023,440	-1,399,407	-4,858,578	-8,342,972	15%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	85,949,977	74,806,835	63,711,992	52,665,452	41,667,212	30,633,298	19,613,860	8,523,649	-2,642,483	-14,026,185	-25,548,754	0%
35	High density mixed use flatted scheme (30 flats	30	£733,729	3,598,863	3,292,518	2,987,490	2,683,777	2,381,379	2,080,299	1,780,534	1,482,084	1,184,951	889,134	594,633	45%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	7,491,347	6,988,040	6,486,878	5,987,860	5,490,988	4,996,260	4,503,677	4,013,238	3,524,943	3,038,794	2,554,789	40%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	19,994,280	17,206,815	14,431,436	11,652,316	8,873,366	6,106,624	3,336,238	559,926	-2,250,844	-5,085,377	-7,942,936	15%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	21,772,207	18,984,742	16,209,362	13,446,067	10,678,421	7,911,678	5,157,145	2,392,522	-377,097	-3,196,430	-6,025,167	20%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	11,853,937	10,872,440	9,895,160	8,922,097	7,953,252	6,988,624	6,028,213	5,072,020	4,120,045	3,172,287	2,228,746	35%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	21,827,663	19,233,007	16,641,143	14,046,964	11,464,104	8,892,565	6,324,405	3,747,036	1,181,114	-1,419,424	-4,036,778	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	5,052,849	4,563,207	4,075,671	3,590,244	3,106,925	2,625,712	2,146,608	1,669,612	1,194,723	721,943	246,064	30%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	5,902,576	5,331,321	4,762,527	4,196,190	3,632,313	3,070,895	2,511,936	1,955,436	1,401,395	849,813	294,731	35%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	3,602,947	3,213,793	2,826,319	2,440,523	2,056,407	1,673,969	1,293,211	914,132	534,990	154,872	-226,958	20%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	4,332,639	3,865,649	3,400,674	2,937,714	2,476,769	2,017,840	1,560,925	1,106,024	651,188	195,041	-263,021	25%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	5,062,330	4,517,505	3,975,030	3,434,906	2,897,132	2,361,709	1,828,638	1,297,916	767,386	235,210	-299,083	25%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	561,248	532,869	504,611	476,472	448,452	420,553	392,773	365,112	337,571	310,150	282,848	45%
2	Low density housing scheme (4 houses	4	£608,869	1,123,374	1,066,618	1,010,101	953,823	897,784	841,985	786,424	731,103	676,022	621,179	566,576	45%
3	Low density housing scheme (9 houses	9	£1,382,131	2,528,383	2,400,681	2,273,517	2,146,892	2,020,805	1,895,257	1,770,245	1,645,773	1,521,840	1,398,444	1,275,586	45%
4	Medium density flatted sheme (5 flats)	5	£202,956	878,798	821,007	763,464	706,166	649,114	592,308	535,749	479,436	423,368	367,547	311,973	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,233,405	1,152,493	1,071,924	991,700	911,821	832,286	753,096	674,251	595,750	517,594	439,782	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,582,231	1,478,209	1,374,630	1,271,494	1,168,801	1,066,551	964,744	863,380	762,459	661,981	561,947	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	4,910,799	4,586,246	4,262,407	3,939,953	3,618,884	3,299,201	2,980,903	2,663,991	2,348,464	2,034,322	1,721,566	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	11,047,262	10,305,065	9,566,032	8,830,162	8,097,455	7,367,911	6,641,530	5,918,312	5,198,257	4,481,365	3,767,636	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	23,988,123	22,037,303	20,094,845	18,160,747	16,226,887	14,298,642	12,378,804	10,467,377	8,564,358	6,669,748	4,783,194	35%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	28,969,916	24,937,422	20,922,409	16,891,328	12,871,798	8,865,878	4,834,373	815,729	-3,284,484	-7,416,034	-11,584,730	15%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	16,812,617	15,193,223	13,580,823	11,975,420	10,377,011	8,785,598	7,201,180	5,622,945	4,037,280	2,458,678	887,140	10%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	19,335,754	16,698,874	14,072,454	11,433,265	8,805,625	6,187,953	3,552,973	929,677	-1,741,792	-4,433,092	-7,146,038	10%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	16,953,538	16,170,063	15,389,956	14,613,214	13,839,837	13,069,827	12,303,184	11,539,906	10,779,994	10,023,448	9,270,268	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,108,453	7,009,572	6,911,112	6,813,073	6,715,455	6,618,259	6,521,483	6,425,129	6,329,196	6,233,684	6,138,594	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	5,426,362	5,096,729	4,768,499	4,441,672	4,116,252	3,792,234	3,469,621	3,148,412	2,828,607	2,510,206	2,193,209	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	11,716,550	10,940,801	10,168,384	9,399,298	8,633,544	7,871,120	7,112,029	6,356,268	5,603,839	4,854,742	4,108,976	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	15,318,445	13,959,390	12,606,179	11,258,813	9,914,950	8,570,081	7,231,097	5,897,998	4,570,784	3,249,455	1,934,011	40%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	18,143,406	15,960,420	13,786,875	11,622,773	9,468,113	7,306,409	5,148,985	3,001,056	836,144	-1,342,140	-3,552,425	30%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	6,028,362	5,529,135	5,032,052	4,537,114	4,044,320	3,553,671	3,065,166	2,578,807	2,094,592	1,609,924	1,125,862	40%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	16,176,524	14,817,453	13,464,227	12,116,844	10,775,307	9,439,612	8,102,174	6,769,060	5,441,830	4,120,486	2,805,025	45%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	23,598,479	20,348,619	17,112,843	13,869,670	10,630,116	7,404,787	4,156,964	922,061	-2,378,576	-5,704,913	-9,061,561	20%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	12,757,905	11,797,732	10,841,686	9,889,765	8,941,971	7,998,304	7,058,762	6,121,234	5,184,366	4,251,649	3,323,083	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	21,581,236	18,931,032	16,289,083	13,661,459	11,056,285	8,472,562	5,884,987	3,320,106	757,194	-1,822,144	-4,425,097	25%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	8,447,558	8,088,605	7,732,569	7,379,449	7,029,247	6,681,959	6,337,588	5,996,133	5,657,594	5,321,972	4,989,265	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	19,544,652	17,485,105	15,434,451	13,392,691	11,347,980	9,307,038	7,275,065	5,252,061	3,238,028	1,229,852	-803,933	10%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	21,475,475	19,415,927	17,365,274	15,323,513	13,290,646	11,266,674	9,235,348	7,212,345	5,198,311	3,193,246	1,197,150	25%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	18,734,587	17,414,221	16,099,532	14,790,518	13,487,180	12,189,517	10,897,530	9,611,219	8,330,583	7,055,622	5,786,338	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	20,602,211	17,123,075	13,643,659	10,157,960	6,678,185	3,180,789	-330,840	-3,907,053	-7,515,697	-11,173,352	-14,896,792	0%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	46,893,806	42,969,377	39,061,819	35,171,130	31,297,311	27,440,362	23,600,282	19,777,073	15,955,742	12,135,136	8,321,733	35%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	5,666,507	5,534,664	5,403,384	5,272,665	5,142,508	5,012,912	4,883,879	4,755,406	4,627,496	4,500,147	4,373,360	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	37,462,534	34,891,426	32,330,746	29,773,602	27,227,612	24,692,777	22,169,097	19,656,572	17,155,200	14,664,984	12,182,361	45%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	25,172,063	23,526,996	21,888,942	20,257,901	18,633,873	17,016,858	15,406,856	13,803,866	12,207,890	10,618,927	9,036,976	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	25,707,972	22,316,267	18,927,522	15,534,040	12,155,399	8,783,185	5,396,246	2,023,440	-1,399,407	-4,858,578	-8,342,972	25%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	85,949,977	74,806,835	63,711,992	52,665,452	41,667,212	30,633,298	19,613,860	8,523,649	-2,642,483	-14,026,185	-25,548,754	5%
35	High density mixed use flatted scheme (30 flats	30	£487,095	3,598,863	3,292,518	2,987,490	2,683,777	2,381,379	2,080,299	1,780,534	1,482,084	1,184,951	889,134	594,633	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	7,491,347	6,988,040	6,486,878	5,987,860	5,490,988	4,996,260	4,503,677	4,013,238	3,524,943	3,038,794	2,554,789	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	19,994,280	17,206,815	14,431,436	11,652,316	8,873,366	6,106,624	3,336,238	559,926	-2,250,844	-5,085,377	-7,942,936	20%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	21,772,207	18,984,742	16,209,362	13,446,067	10,678,421	7,911,678	5,157,145	2,392,522	-377,097	-3,196,430	-6,025,167	25%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	11,853,937	10,872,440	9,895,160	8,922,097	7,953,252	6,988,624	6,028,213	5,072,020	4,120,045	3,172,287	2,228,746	45%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	21,827,663	19,233,007	16,641,143	14,046,964	11,464,104	8,892,565	6,324,405	3,747,036	1,181,114	-1,419,424	-4,036,778	30%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	5,052,849	4,563,207	4,075,671	3,590,244	3,106,925	2,625,712	2,146,608	1,669,612	1,194,723	721,943	246,064	35%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	5,902,576	5,331,321	4,762,527	4,196,190	3,632,313	3,070,895	2,511,936	1,955,436	1,401,395	849,813	294,731	40%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	3,602,947	3,213,793	2,826,319	2,440,523	2,056,407	1,673,969	1,293,211	914,132	534,990	154,872	-226,958	30%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	4,332,639	3,865,649	3,400,674	2,937,714	2,476,769	2,017,840	1,560,925	1,106,024	651,188	195,041	-263,021	30%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	5,062,330	4,517,505	3,975,030	3,434,906	2,897,132	2,361,709	1,828,638	1,297,916	767,386	235,210	-299,083	35%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	561,248	532,869	504,611	476,472	448,452	420,553	392,773	365,112	337,571	310,150	282,848	50%
2	Low density housing scheme (4 houses	4	£50,000	1,123,374	1,066,618	1,010,101	953,823	897,784	841,985	786,424	731,103	676,022	621,179	566,576	50%
3	Low density housing scheme (9 houses	9	£113,500	2,528,383	2,400,681	2,273,517	2,146,892	2,020,805	1,895,257	1,770,245	1,645,773	1,521,840	1,398,444	1,275,586	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	878,798	821,007	763,464	706,166	649,114	592,308	535,749	479,436	423,368	367,547	311,973	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,233,405	1,152,493	1,071,924	991,700	911,821	832,286	753,096	674,251	595,750	517,594	439,782	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,582,231	1,478,209	1,374,630	1,271,494	1,168,801	1,066,551	964,744	863,380	762,459	661,981	561,947	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	4,910,799	4,586,246	4,262,407	3,939,953	3,618,884	3,299,201	2,980,903	2,663,991	2,348,464	2,034,322	1,721,566	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	11,047,262	10,305,065	9,566,032	8,830,162	8,097,455	7,367,911	6,641,530	5,918,312	5,198,257	4,481,365	3,767,636	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	23,988,123	22,037,303	20,094,845	18,160,747	16,226,887	14,298,642	12,378,804	10,467,377	8,564,358	6,669,748	4,783,194	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	28,969,916	24,937,422	20,922,409	16,891,328	12,871,798	8,865,878	4,834,373	815,729	-3,284,484	-7,416,034	-11,584,730	30%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	16,812,617	15,193,223	13,580,823	11,975,420	10,377,011	8,785,598	7,201,180	5,622,945	4,037,280	2,458,678	887,140	45%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	19,335,754	16,698,874	14,072,454	11,433,265	8,805,625	6,187,953	3,552,973	929,677	-1,741,792	-4,433,092	-7,146,038	30%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	16,953,538	16,170,063	15,389,956	14,613,214	13,839,837	13,069,827	12,303,184	11,539,906	10,779,994	10,023,448	9,270,268	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,108,453	7,009,572	6,911,112	6,813,073	6,715,455	6,618,259	6,521,483	6,425,129	6,329,196	6,233,684	6,138,594	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	5,426,362	5,096,729	4,768,499	4,441,672	4,116,252	3,792,234	3,469,621	3,148,412	2,828,607	2,510,206	2,193,209	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	11,716,550	10,940,801	10,168,384	9,399,298	8,633,544	7,871,120	7,112,029	6,356,268	5,603,839	4,854,742	4,108,976	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	15,318,445	13,959,390	12,606,179	11,258,813	9,914,950	8,570,081	7,231,097	5,897,998	4,570,784	3,249,455	1,934,011	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	18,143,406	15,960,420	13,786,875	11,622,773	9,468,113	7,306,409	5,148,985	3,001,056	836,144	-1,342,140	-3,552,425	40%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	6,028,362	5,529,135	5,032,052	4,537,114	4,044,320	3,553,671	3,065,166	2,578,807	2,094,592	1,609,924	1,125,862	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	16,176,524	14,817,453	13,464,227	12,116,844	10,775,307	9,439,612	8,102,174	6,769,060	5,441,830	4,120,486	2,805,025	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	23,598,479	20,348,619	17,112,843	13,869,670	10,630,116	7,404,787	4,156,964	922,061	-2,378,576	-5,704,913	-9,061,561	35%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	12,757,905	11,797,732	10,841,686	9,889,765	8,941,971	7,998,304	7,058,762	6,121,234	5,184,366	4,251,649	3,323,083	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	21,581,236	18,931,032	16,289,083	13,661,459	11,056,285	8,472,562	5,884,987	3,320,106	757,194	-1,822,144	-4,425,097	40%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	8,447,558	8,088,605	7,732,569	7,379,449	7,029,247	6,681,959	6,337,588	5,996,133	5,657,594	5,321,972	4,989,265	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	19,544,652	17,485,105	15,434,451	13,392,691	11,347,980	9,307,038	7,275,065	5,252,061	3,238,028	1,229,852	-803,933	45%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	21,475,475	19,415,927	17,365,274	15,323,513	13,290,646	11,266,674	9,235,348	7,212,345	5,198,311	3,193,246	1,197,150	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	18,734,587	17,414,221	16,099,532	14,790,518	13,487,180	12,189,517	10,897,530	9,611,219	8,330,583	7,055,622	5,786,338	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	20,602,211	17,123,075	13,643,659	10,157,960	6,678,185	3,180,789	-330,840	-3,907,053	-7,515,697	-11,173,352	-14,896,792	25%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	46,893,806	42,969,377	39,061,819	35,171,130	31,297,311	27,440,362	23,600,282	19,777,073	15,955,742	12,135,136	8,321,733	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	5,666,507	5,534,664	5,403,384	5,272,665	5,142,508	5,012,912	4,883,879	4,755,406	4,627,496	4,500,147	4,373,360	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	37,462,534	34,891,426	32,330,746	29,773,602	27,227,612	24,692,777	22,169,097	19,656,572	17,155,200	14,664,984	12,182,361	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	25,172,063	23,526,996	21,888,942	20,257,901	18,633,873	17,016,858	15,406,856	13,803,866	12,207,890	10,618,927	9,036,976	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	25,707,972	22,316,267	18,927,522	15,534,040	12,155,399	8,783,185	5,396,246	2,023,440	-1,399,407	-4,858,578	-8,342,972	35%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	85,949,977	74,806,835	63,711,992	52,665,452	41,667,212	30,633,298	19,613,860	8,523,649	-2,642,483	-14,026,185	-25,548,754	35%
35	High density mixed use flatted scheme (30 flats	30	£40,000	3,598,863	3,292,518	2,987,490	2,683,777	2,381,379	2,080,299	1,780,534	1,482,084	1,184,951	889,134	594,633	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	7,491,347	6,988,040	6,486,878	5,987,860	5,490,988	4,996,260	4,503,677	4,013,238	3,524,943	3,038,794	2,554,789	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	19,994,280	17,206,815	14,431,436	11,652,316	8,873,366	6,106,624	3,336,238	559,926	-2,250,844	-5,085,377	-7,942,936	35%
38	High density mixed use flatted scheme (400 flats	400	£565,000	21,772,207	18,984,742	16,209,362	13,446,067	10,678,421	7,911,678	5,157,145	2,392,522	-377,097	-3,196,430	-6,025,167	35%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	11,853,937	10,872,440	9,895,160	8,922,097	7,953,252	6,988,624	6,028,213	5,072,020	4,120,045	3,172,287	2,228,746	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	21,827,663	19,233,007	16,641,143	14,046,964	11,464,104	8,892,565	6,324,405	3,747,036	1,181,114	-1,419,424	-4,036,778	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	5,052,849	4,563,207	4,075,671	3,590,244	3,106,925	2,625,712	2,146,608	1,669,612	1,194,723	721,943	246,064	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	5,902,576	5,331,321	4,762,527	4,196,190	3,632,313	3,070,895	2,511,936	1,955,436	1,401,395	849,813	294,731	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	3,602,947	3,213,793	2,826,319	2,440,523	2,056,407	1,673,969	1,293,211	914,132	534,990	154,872	-226,958	45%
47	High density extracare flatted scheme (60 flats)	60	£100,000	4,332,639	3,865,649	3,400,674	2,937,714	2,476,769	2,017,840	1,560,925	1,106,024	651,188	195,041	-263,021	45%
48	High density extracare flatted scheme (70 flats)	70	£100,000	5,062,330	4,517,505	3,975,030	3,434,906	2,897,132	2,361,709	1,828,638	1,297,916	767,386	235,210	-299,083	45%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £9,583 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	651,730	618,638	585,687	552,875	520,201	487,668	455,275	423,020	390,905	358,930	327,094	0%
2	Low density housing scheme (4 houses	4	£1,543,757	1,304,339	1,238,155	1,172,252	1,106,627	1,041,282	976,215	911,427	846,919	782,689	718,739	655,067	0%
3	Low density housing scheme (9 houses	9	£3,504,327	2,935,552	2,786,641	2,638,358	2,490,702	2,343,674	2,197,275	2,051,503	1,906,358	1,761,842	1,617,953	1,474,692	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,071,072	1,003,266	935,749	868,521	801,581	734,929	668,565	602,490	536,703	471,205	405,995	40%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,502,590	1,407,655	1,313,124	1,218,997	1,125,273	1,031,954	939,038	846,527	754,419	662,714	571,414	45%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,928,326	1,806,276	1,684,745	1,563,733	1,443,240	1,323,267	1,203,812	1,084,877	966,462	848,565	731,187	40%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	6,009,985	5,628,354	5,248,345	4,869,959	4,493,197	4,118,059	3,744,543	3,372,652	3,002,384	2,632,419	2,264,070	45%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	13,641,031	12,765,694	11,894,083	11,026,197	10,162,037	9,301,600	8,444,890	7,590,297	6,738,179	5,889,800	5,045,158	45%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	31,298,923	28,967,285	26,645,617	24,333,918	22,032,188	19,740,427	17,458,636	15,186,812	12,922,242	10,655,532	8,398,856	15%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	44,162,114	39,373,258	34,605,073	29,857,558	25,090,759	20,343,801	15,605,984	10,851,502	6,101,589	1,331,593	- 3,524,690	5%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	22,865,811	20,941,060	19,024,591	17,116,406	15,216,502	13,314,278	11,418,547	9,531,155	7,652,101	5,781,385	3,911,827	0%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	29,810,827	26,650,779	23,504,374	20,369,302	17,224,057	14,092,571	10,970,071	7,834,287	4,708,630	1,563,040	- 1,618,462	0%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	19,714,454	18,787,166	17,863,849	16,944,507	16,029,137	15,117,741	14,210,319	13,306,869	12,407,393	11,511,890	10,620,360	20%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,443,568	7,327,231	7,211,388	7,096,040	6,981,188	6,866,830	6,752,967	6,639,599	6,526,726	6,414,348	6,302,465	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	6,543,411	6,155,590	5,769,419	5,384,898	5,002,027	4,620,806	4,241,235	3,863,313	3,487,042	3,112,420	2,739,447	35%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	14,390,682	13,477,571	12,568,369	11,663,080	10,761,700	9,864,231	8,970,673	8,081,026	7,194,216	6,309,323	5,428,355	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	20,263,531	18,646,887	17,037,176	15,434,397	13,838,549	12,249,634	10,667,650	9,092,598	7,519,763	5,946,633	4,380,489	25%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	26,244,955	23,656,977	21,080,149	18,514,470	15,959,940	13,404,682	10,850,829	8,308,221	5,759,920	3,212,963	656,142	25%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	7,784,683	7,193,969	6,605,786	6,020,134	5,437,013	4,856,424	4,278,365	3,702,837	3,129,840	2,559,374	1,991,439	25%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	21,121,610	19,504,951	17,895,225	16,292,430	14,696,566	13,107,636	11,525,636	9,950,569	8,382,433	6,817,664	5,251,503	40%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	35,852,225	31,964,071	28,092,697	24,238,101	20,400,284	16,579,246	12,769,903	8,942,685	5,122,854	1,283,067	- 2,619,681	15%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	16,176,073	15,037,848	13,904,502	12,776,034	11,652,445	10,533,733	9,419,900	8,310,945	7,206,868	6,107,669	5,013,308	35%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	31,437,675	28,274,544	25,129,960	21,997,545	18,891,661	15,812,310	12,743,886	9,690,021	6,659,573	3,625,806	604,416	25%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	9,651,009	9,226,944	8,806,314	8,389,121	7,975,364	7,565,044	7,158,160	6,754,712	6,354,701	5,958,126	5,564,987	0%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	27,237,517	24,777,251	22,327,570	19,888,475	17,459,966	15,042,042	12,634,705	10,236,930	7,829,164	5,432,082	3,045,682	0%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	29,168,340	26,708,073	24,258,392	21,819,297	19,390,787	16,972,864	14,565,527	12,168,775	9,782,609	7,392,365	5,005,965	0%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	23,463,095	21,900,631	20,344,863	18,795,790	17,249,139	15,708,527	14,174,634	12,647,461	11,127,006	9,613,271	8,106,255	45%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	34,198,289	30,010,937	25,841,738	21,690,693	17,557,801	13,443,062	9,312,208	5,178,191	1,020,767	- 3,221,467	- 7,530,566	0%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	61,019,151	56,410,455	51,807,631	47,211,558	42,628,863	38,040,116	33,471,382	28,922,661	24,393,954	19,885,259	15,396,578	15%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	6,113,326	5,958,209	5,803,752	5,649,956	5,496,819	5,344,342	5,192,524	5,041,367	4,890,869	4,741,033	4,591,855	0%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	46,972,385	43,905,910	40,852,644	37,812,586	34,785,734	31,772,091	28,771,655	25,784,427	22,810,405	19,843,674	16,883,257	20%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	31,058,435	29,110,558	27,170,972	25,239,677	23,316,673	21,401,960	19,495,537	17,597,406	15,705,696	13,818,070	11,938,761	30%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	38,497,690	34,468,140	30,455,983	26,437,492	22,428,408	18,436,856	14,441,974	10,446,419	6,453,038	2,446,348	- 1,606,295	20%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	128,318,625	115,081,402	101,782,732	88,541,708	75,358,332	62,232,602	49,164,518	36,154,083	23,106,135	10,008,834	- 3,240,912	0%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	4,673,080	4,310,780	3,950,031	3,590,836	3,233,192	2,877,100	2,522,561	2,169,574	1,818,139	1,468,256	1,119,926	45%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	9,247,667	8,652,874	8,060,613	7,470,881	6,883,681	6,299,012	5,716,874	5,137,267	4,560,191	3,985,647	3,413,633	30%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	30,499,239	27,188,764	23,892,580	20,601,500	17,306,181	14,025,274	10,757,184	7,470,595	4,198,572	906,485	- 2,426,136	20%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	32,250,445	28,939,971	25,643,786	22,361,890	19,084,107	15,803,200	12,536,705	9,275,649	6,003,627	2,739,081	- 553,345	20%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	15,337,286	14,174,342	13,016,381	11,863,405	10,715,411	9,572,401	8,434,375	7,301,334	6,173,274	5,050,200	3,932,108	30%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	31,525,634	28,441,913	25,354,568	22,280,582	19,219,957	16,172,689	13,127,352	10,079,029	7,044,190	4,002,801	960,063	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	6,830,427	6,248,190	5,668,453	5,091,214	4,516,474	3,944,232	3,374,490	2,807,246	2,242,501	1,680,255	1,120,507	30%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	7,976,416	7,297,136	6,620,771	5,947,321	5,276,787	4,609,168	3,944,464	3,282,675	2,623,802	1,967,843	1,314,801	35%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	5,031,357	4,567,798	4,106,232	3,646,660	3,189,080	2,733,495	2,279,901	1,828,302	1,378,695	931,082	484,708	20%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	6,046,730	5,490,455	4,936,570	4,385,078	3,835,978	3,289,269	2,744,952	2,203,028	1,663,495	1,126,355	590,838	25%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	7,062,104	6,413,111	5,766,908	5,123,497	4,482,875	3,845,044	3,210,004	2,577,754	1,948,296	1,321,627	696,968	30%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	651,730	618,638	585,687	552,875	520,201	487,668	455,275	423,020	390,905	358,930	327,094	25%
2	Low density housing scheme (4 houses	4	£917,161	1,304,339	1,238,155	1,172,252	1,106,627	1,041,282	976,215	911,427	846,919	782,689	718,739	655,067	25%
3	Low density housing scheme (9 houses	9	£2,081,956	2,935,552	2,786,641	2,638,358	2,490,702	2,343,674	2,197,275	2,051,503	1,906,358	1,761,842	1,617,953	1,474,692	25%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,071,072	1,003,266	935,749	868,521	801,581	734,929	668,565	602,490	536,703	471,205	405,995	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,502,590	1,407,655	1,313,124	1,218,997	1,125,273	1,031,954	939,038	846,527	754,419	662,714	571,414	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,928,326	1,806,276	1,684,745	1,563,733	1,443,240	1,323,267	1,203,812	1,084,877	966,462	848,565	731,187	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	6,009,985	5,628,354	5,248,345	4,869,959	4,493,197	4,118,059	3,744,543	3,372,652	3,002,384	2,632,419	2,264,070	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	13,641,031	12,765,694	11,894,083	11,026,197	10,162,037	9,301,600	8,444,890	7,590,297	6,738,179	5,889,800	5,045,158	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	31,298,923	28,967,285	26,645,617	24,333,918	22,032,188	19,740,427	17,458,636	15,186,812	12,922,242	10,655,532	8,398,856	35%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	44,162,114	39,373,258	34,605,073	29,857,558	25,090,759	20,343,801	15,605,984	10,851,502	6,101,589	1,331,593	- 3,524,690	20%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	22,865,811	20,941,060	19,024,591	17,116,406	15,216,502	13,314,278	11,418,547	9,531,155	7,652,101	5,781,385	3,911,827	10%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	29,810,827	26,650,779	23,504,374	20,369,302	17,224,057	14,092,571	10,970,071	7,834,287	4,708,630	1,563,040	- 1,618,462	15%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	19,714,454	18,787,166	17,863,849	16,944,507	16,029,137	15,117,741	14,210,319	13,306,869	12,407,393	11,511,890	10,620,360	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,443,568	7,327,231	7,211,388	7,096,040	6,981,188	6,866,830	6,752,967	6,639,599	6,526,726	6,414,348	6,302,465	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	6,543,411	6,155,590	5,769,419	5,384,898	5,002,027	4,620,806	4,241,235	3,863,313	3,487,042	3,112,420	2,739,447	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	14,390,682	13,477,571	12,568,369	11,663,080	10,761,700	9,864,231	8,970,673	8,081,026	7,194,216	6,309,323	5,428,355	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	20,263,531	18,646,887	17,037,176	15,434,397	13,838,549	12,249,634	10,667,650	9,092,598	7,519,763	5,946,633	4,380,489	40%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	26,244,955	23,656,977	21,080,149	18,514,470	15,959,940	13,404,682	10,850,829	8,308,221	5,759,920	3,212,963	656,142	35%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	7,784,683	7,193,969	6,605,786	6,020,134	5,437,013	4,856,424	4,278,365	3,702,837	3,129,840	2,559,374	1,991,439	40%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	21,121,610	19,504,951	17,895,225	16,292,430	14,696,566	13,107,636	11,525,636	9,950,569	8,382,433	6,817,664	5,251,503	50%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	35,852,225	31,964,071	28,092,697	24,238,101	20,400,284	16,579,246	12,769,903	8,942,685	5,122,854	1,283,067	- 2,619,681	25%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	16,176,073	15,037,848	13,904,502	12,776,034	11,652,445	10,533,733	9,419,900	8,310,945	7,206,868	6,107,669	5,013,308	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	31,437,675	28,274,544	25,129,960	21,997,545	18,891,661	15,812,310	12,743,886	9,690,021	6,659,573	3,625,806	604,416	35%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	9,651,009	9,226,944	8,806,314	8,389,121	7,975,364	7,565,044	7,158,160	6,754,712	6,354,701	5,958,126	5,564,987	50%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	27,237,517	24,777,251	22,327,570	19,888,475	17,459,966	15,042,042	12,634,705	10,236,930	7,829,164	5,432,082	3,045,682	10%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	29,168,340	26,708,073	24,258,392	21,819,297	19,390,787	16,972,864	14,565,527	12,168,775	9,782,609	7,392,365	5,005,965	25%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	23,463,095	21,900,631	20,344,863	18,795,790	17,249,139	15,708,527	14,174,634	12,647,461	11,127,006	9,613,271	8,106,255	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	34,198,289	30,010,937	25,841,738	21,690,693	17,557,801	13,443,062	9,312,208	5,178,191	1,020,767	- 3,221,467	- 7,530,566	0%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	61,019,151	56,410,455	51,807,631	47,211,558	42,628,863	38,040,116	33,471,382	28,922,661	24,393,954	19,885,259	15,396,578	35%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	6,113,326	5,958,209	5,803,752	5,649,956	5,496,819	5,344,342	5,192,524	5,041,367	4,890,869	4,741,033	4,591,855	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	46,972,385	43,905,910	40,852,644	37,812,586	34,785,734	31,772,091	28,771,655	25,784,427	22,810,405	19,843,674	16,883,257	40%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	31,058,435	29,110,558	27,170,972	25,239,677	23,316,673	21,401,960	19,495,537	17,597,406	15,705,696	13,818,070	11,938,761	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	38,497,690	34,468,140	30,455,983	26,437,492	22,428,408	18,436,856	14,441,974	10,446,419	6,453,038	2,446,348	- 1,606,295	30%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	128,318,625	115,081,402	101,782,732	88,541,708	75,358,332	62,232,602	49,164,518	36,154,083	23,106,135	10,008,834	- 3,240,912	10%
35	High density mixed use flatted scheme (30 flats	30	£733,729	4,673,080	4,310,780	3,950,031	3,590,836	3,233,192	2,877,100	2,522,561	2,169,574	1,818,139	1,468,256	1,119,926	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	9,247,667	8,652,874	8,060,613	7,470,881	6,883,681	6,299,012	5,716,874	5,137,267	4,560,191	3,985,647	3,413,633	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	30,499,239	27,188,764	23,892,580	20,601,500	17,306,181	14,025,274	10,757,184	7,470,595	4,198,572	906,485	- 2,426,136	30%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	32,250,445	28,939,971	25,643,786	22,361,890	19,084,107	15,803,200	12,536,705	9,275,649	6,003,627	2,739,081	- 553,345	30%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	15,337,286	14,174,342	13,016,381	11,863,405	10,715,411	9,572,401	8,434,375	7,301,334	6,173,274	5,050,200	3,932,108	45%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	31,525,634	28,441,913	25,354,568	22,280,582	19,219,957	16,172,689	13,127,352	10,079,029	7,044,190	4,002,801	960,063	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	6,830,427	6,248,190	5,668,453	5,091,214	4,516,474	3,944,232	3,374,490	2,807,246	2,242,501	1,680,255	1,120,507	40%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	7,976,416	7,297,136	6,620,771	5,947,321	5,276,787	4,609,168	3,944,464	3,282,675	2,623,802	1,967,843	1,314,801	45%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	5,031,357	4,567,798	4,106,232	3,646,660	3,189,080	2,733,495	2,279,901	1,828,302	1,378,695	931,082	484,708	30%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	6,046,730	5,490,455	4,936,570	4,385,078	3,835,978	3,289,269	2,744,952	2,203,028	1,663,495	1,126,355	590,838	35%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	7,062,104	6,413,111	5,766,908	5,123,497	4,482,875	3,845,044	3,210,004	2,577,754	1,948,296	1,321,627	696,968	40%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	651,730	618,638	585,687	552,875	520,201	487,668	455,275	423,020	390,905	358,930	327,094	50%
2	Low density housing scheme (4 houses	4	£608,869	1,304,339	1,238,155	1,172,252	1,106,627	1,041,282	976,215	911,427	846,919	782,689	718,739	655,067	50%
3	Low density housing scheme (9 houses	9	£1,382,131	2,935,552	2,786,641	2,638,358	2,490,702	2,343,674	2,197,275	2,051,503	1,906,358	1,761,842	1,617,953	1,474,692	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,071,072	1,003,266	935,749	868,521	801,581	734,929	668,565	602,490	536,703	471,205	405,995	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,502,590	1,407,655	1,313,124	1,218,997	1,125,273	1,031,954	939,038	846,527	754,419	662,714	571,414	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,928,326	1,806,276	1,684,745	1,563,733	1,443,240	1,323,267	1,203,812	1,084,877	966,462	848,565	731,187	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	6,009,985	5,628,354	5,248,345	4,869,959	4,493,197	4,118,059	3,744,543	3,372,652	3,002,384	2,632,419	2,264,070	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	13,641,031	12,765,694	11,894,083	11,026,197	10,162,037	9,301,600	8,444,890	7,590,297	6,738,179	5,889,800	5,045,158	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	31,298,923	28,967,285	26,645,617	24,333,918	22,032,188	19,740,427	17,458,636	15,186,812	12,922,242	10,655,532	8,398,856	45%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	44,162,114	39,373,258	34,605,073	29,857,558	25,090,759	20,343,801	15,605,984	10,851,502	6,101,589	1,331,593	- 3,524,690	30%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	22,865,811	20,941,060	19,024,591	17,116,406	15,216,502	13,314,278	11,418,547	9,531,155	7,652,101	5,781,385	3,911,827	25%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	29,810,827	26,650,779	23,504,374	20,369,302	17,224,057	14,092,571	10,970,071	7,834,287	4,708,630	1,563,040	- 1,618,462	25%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	19,714,454	18,787,166	17,863,849	16,944,507	16,029,137	15,117,741	14,210,319	13,306,869	12,407,393	11,511,890	10,620,360	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,443,568	7,327,231	7,211,388	7,096,040	6,981,188	6,866,830	6,752,967	6,639,599	6,526,726	6,414,348	6,302,465	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	6,543,411	6,155,590	5,769,419	5,384,898	5,002,027	4,620,806	4,241,235	3,863,313	3,487,042	3,112,420	2,739,447	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	14,390,682	13,477,571	12,568,369	11,663,080	10,761,700	9,864,231	8,970,673	8,081,026	7,194,216	6,309,323	5,428,355	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	20,263,531	18,646,887	17,037,176	15,434,397	13,838,549	12,249,634	10,667,650	9,092,598	7,519,763	5,946,633	4,380,489	45%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	26,244,955	23,656,977	21,080,149	18,514,470	15,959,940	13,404,682	10,850,829	8,308,221	5,759,920	3,212,963	656,142	40%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	7,784,683	7,193,969	6,605,786	6,020,134	5,437,013	4,856,424	4,278,365	3,702,837	3,129,840	2,559,374	1,991,439	50%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	21,121,610	19,504,951	17,895,225	16,292,430	14,696,566	13,107,636	11,525,636	9,950,569	8,382,433	6,817,664	5,251,503	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	35,852,225	31,964,071	28,092,697	24,238,101	20,400,284	16,579,246	12,769,903	8,942,685	5,122,854	1,283,067	- 2,619,681	30%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	16,176,073	15,037,848	13,904,502	12,776,034	11,652,445	10,533,733	9,419,900	8,310,945	7,206,868	6,107,669	5,013,308	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	31,437,675	28,274,544	25,129,960	21,997,545	18,891,661	15,812,310	12,743,886	9,690,021	6,659,573	3,625,806	604,416	40%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	9,651,009	9,226,944	8,806,314	8,389,121	7,975,364	7,565,044	7,158,160	6,754,712	6,354,701	5,958,126	5,564,987	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	27,237,517	24,777,251	22,327,570	19,888,475	17,459,966	15,042,042	12,634,705	10,236,930	7,829,164	5,432,082	3,045,682	25%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	29,168,340	26,708,073	24,258,392	21,819,297	19,390,787	16,972,864	14,565,527	12,168,775	9,782,609	7,392,365	5,005,965	35%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	23,463,095	21,900,631	20,344,863	18,795,790	17,249,139	15,708,527	14,174,634	12,647,461	11,127,006	9,613,271	8,106,255	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	34,198,289	30,010,937	25,841,738	21,690,693	17,557,801	13,443,062	9,312,208	5,178,191	1,020,767	- 3,221,467	- 7,530,566	15%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	61,019,151	56,410,455	51,807,631	47,211,558	42,628,863	38,040,116	33,471,382	28,922,661	24,393,954	19,885,259	15,396,578	45%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	6,113,326	5,958,209	5,803,752	5,649,956	5,496,819	5,344,342	5,192,524	5,041,367	4,890,869	4,741,033	4,591,855	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	46,972,385	43,905,910	40,852,644	37,812,586	34,785,734	31,772,091	28,771,655	25,784,427	22,810,405	19,843,674	16,883,257	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	31,058,435	29,110,558	27,170,972	25,239,677	23,316,673	21,401,960	19,495,537	17,597,406	15,705,696	13,818,070	11,938,761	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	38,497,690	34,468,140	30,455,983	26,437,492	22,428,408	18,436,856	14,441,974	10,446,419	6,453,038	2,446,348	- 1,606,295	35%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	128,318,625	115,081,402	101,782,732	88,541,708	75,358,332	62,232,602	49,164,518	36,154,083	23,106,135	10,008,834	- 3,240,912	20%
35	High density mixed use flatted scheme (30 flats	30	£487,095	4,673,080	4,310,780	3,950,031	3,590,836	3,233,192	2,877,100	2,522,561	2,169,574	1,818,139	1,468,256	1,119,926	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	9,247,667	8,652,874	8,060,613	7,470,881	6,883,681	6,299,012	5,716,874	5,137,267	4,560,191	3,985,647	3,413,633	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	30,499,239	27,188,764	23,892,580	20,601,500	17,306,181	14,025,274	10,757,184	7,470,595	4,198,572	906,485	- 2,426,136	35%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	32,250,445	28,939,971	25,643,786	22,361,890	19,084,107	15,803,200	12,536,705	9,275,649	6,003,627	2,739,081	- 553,345	35%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	15,337,286	14,174,342	13,016,381	11,863,405	10,715,411	9,572,401	8,434,375	7,301,334	6,173,274	5,050,200	3,932,108	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	31,525,634	28,441,913	25,354,568	22,280,582	19,219,957	16,172,689	13,127,352	10,079,029	7,044,190	4,002,801	960,063	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	6,830,427	6,248,190	5,668,453	5,091,214	4,516,474	3,944,232	3,374,490	2,807,246	2,242,501	1,680,255	1,120,507	45%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	7,976,416	7,297,136	6,620,771	5,947,321	5,276,787	4,609,168	3,944,464	3,282,675	2,623,802	1,967,843	1,314,801	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	5,031,357	4,567,798	4,106,232	3,646,660	3,189,080	2,733,495	2,279,901	1,828,302	1,378,695	931,082	484,708	40%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	6,046,730	5,490,455	4,936,570	4,385,078	3,835,978	3,289,269	2,744,952	2,203,028	1,663,495	1,126,355	590,838	40%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	7,062,104	6,413,111	5,766,908	5,123,497	4,482,875	3,845,044	3,210,004	2,577,754	1,948,296	1,321,627	696,968	45%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	651,730	618,638	585,687	552,875	520,201	487,668	455,275	423,020	390,905	358,930	327,094	50%
2	Low density housing scheme (4 houses	4	£50,000	1,304,339	1,238,155	1,172,252	1,106,627	1,041,282	976,215	911,427	846,919	782,689	718,739	655,067	50%
3	Low density housing scheme (9 houses	9	£113,500	2,935,552	2,786,641	2,638,358	2,490,702	2,343,674	2,197,275	2,051,503	1,906,358	1,761,842	1,617,953	1,474,692	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,071,072	1,003,266	935,749	868,521	801,581	734,929	668,565	602,490	536,703	471,205	405,995	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,502,590	1,407,655	1,313,124	1,218,997	1,125,273	1,031,954	939,038	846,527	754,419	662,714	571,414	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,928,326	1,806,276	1,684,745	1,563,733	1,443,240	1,323,267	1,203,812	1,084,877	966,462	848,565	731,187	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	6,009,985	5,628,354	5,248,345	4,869,959	4,493,197	4,118,059	3,744,543	3,372,652	3,002,384	2,632,419	2,264,070	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	13,641,031	12,765,694	11,894,083	11,026,197	10,162,037	9,301,600	8,444,890	7,590,297	6,738,179	5,889,800	5,045,158	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	31,298,923	28,967,285	26,645,617	24,333,918	22,032,188	19,740,427	17,458,636	15,186,812	12,922,242	10,655,532	8,398,856	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	44,162,114	39,373,258	34,605,073	29,857,558	25,090,759	20,343,801	15,605,984	10,851,502	6,101,589	1,331,593	- 3,524,690	45%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	22,865,811	20,941,060	19,024,591	17,116,406	15,216,502	13,314,278	11,418,547	9,531,155	7,652,101	5,781,385	3,911,827	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	29,810,827	26,650,779	23,504,374	20,369,302	17,224,057	14,092,571	10,970,071	7,834,287	4,708,630	1,563,040	- 1,618,462	45%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	19,714,454	18,787,166	17,863,849	16,944,507	16,029,137	15,117,741	14,210,319	13,306,869	12,407,393	11,511,890	10,620,360	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,443,568	7,327,231	7,211,388	7,096,040	6,981,188	6,866,830	6,752,967	6,639,599	6,526,726	6,414,348	6,302,465	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	6,543,411	6,155,590	5,769,419	5,384,898	5,002,027	4,620,806	4,241,235	3,863,313	3,487,042	3,112,420	2,739,447	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	14,390,682	13,477,571	12,568,369	11,663,080	10,761,700	9,864,231	8,970,673	8,081,026	7,194,216	6,309,323	5,428,355	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	20,263,531	18,646,887	17,037,176	15,434,397	13,838,549	12,249,634	10,667,650	9,092,598	7,519,763	5,946,633	4,380,489	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	26,244,955	23,656,977	21,080,149	18,514,470	15,959,940	13,404,682	10,850,829	8,308,221	5,759,920	3,212,963	656,142	50%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	7,784,683	7,193,969	6,605,786	6,020,134	5,437,013	4,856,424	4,278,365	3,702,837	3,129,840	2,559,374	1,991,439	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	21,121,610	19,504,951	17,895,225	16,292,430	14,696,566	13,107,636	11,525,636	9,950,569	8,382,433	6,817,664	5,251,503	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	35,852,225	31,964,071	28,092,697	24,238,101	20,400,284	16,579,246	12,769,903	8,942,685	5,122,854	1,283,067	- 2,619,681	45%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	16,176,073	15,037,848	13,904,502	12,776,034	11,652,445	10,533,733	9,419,900	8,310,945	7,206,868	6,107,669	5,013,308	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	31,437,675	28,274,544	25,129,960	21,997,545	18,891,661	15,812,310	12,743,886	9,690,021	6,659,573	3,625,806	604,416	50%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	9,651,009	9,226,944	8,806,314	8,389,121	7,975,364	7,565,044	7,158,160	6,754,712	6,354,701	5,958,126	5,564,987	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	27,237,517	24,777,251	22,327,570	19,888,475	17,459,966	15,042,042	12,634,705	10,236,930	7,829,164	5,432,082	3,045,682	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	29,168,340	26,708,073	24,258,392	21,819,297	19,390,787	16,972,864	14,565,527	12,168,775	9,782,609	7,392,365	5,005,965	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	23,463,095	21,900,631	20,344,863	18,795,790	17,249,139	15,708,527	14,174,634	12,647,461	11,127,006	9,613,271	8,106,255	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	34,198,289	30,010,937	25,841,738	21,690,693	17,557,801	13,443,062	9,312,208	5,178,191	1,020,767	- 3,221,467	- 7,530,566	35%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	61,019,151	56,410,455	51,807,631	47,211,558	42,628,863	38,040,116	33,471,382	28,922,661	24,393,954	19,885,259	15,396,578	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	6,113,326	5,958,209	5,803,752	5,649,956	5,496,819	5,344,342	5,192,524	5,041,367	4,890,869	4,741,033	4,591,855	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	46,972,385	43,905,910	40,852,644	37,812,586	34,785,734	31,772,091	28,771,655	25,784,427	22,810,405	19,843,674	16,883,257	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	31,058,435	29,110,558	27,170,972	25,239,677	23,316,673	21,401,960	19,495,537	17,597,406	15,705,696	13,818,070	11,938,761	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	38,497,690	34,468,140	30,455,983	26,437,492	22,428,408	18,436,856	14,441,974	10,446,419	6,453,038	2,446,348	- 1,606,295	45%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	128,318,625	115,081,402	101,782,732	88,541,708	75,358,332	62,232,602	49,164,518	36,154,083	23,106,135	10,008,834	- 3,240,912	45%
35	High density mixed use flatted scheme (30 flats	30	£40,000	4,673,080	4,310,780	3,950,031	3,590,836	3,233,192	2,877,100	2,522,561	2,169,574	1,818,139	1,468,256	1,119,926	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	9,247,667	8,652,874	8,060,613	7,470,881	6,883,681	6,299,012	5,716,874	5,137,267	4,560,191	3,985,647	3,413,633	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	30,499,239	27,188,764	23,892,580	20,601,500	17,306,181	14,025,274	10,757,184	7,470,595	4,198,572	906,485	- 2,426,136	45%
38	High density mixed use flatted scheme (400 flats	400	£565,000	32,250,445	28,939,971	25,643,786	22,361,890	19,084,107	15,803,200	12,536,705	9,275,649	6,003,627	2,739,081	- 553,345	45%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	15,337,286	14,174,342	13,016,381	11,863,405	10,715,411	9,572,401	8,434,375	7,301,334	6,173,274	5,050,200	3,932,108	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	31,525,634	28,441,913	25,354,568	22,280,582	19,219,957	16,172,689	13,127,352	10,079,029	7,044,190	4,002,801	960,063	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	6,830,427	6,248,190	5,668,453	5,091,214	4,516,474	3,944,232	3,374,490	2,807,246	2,242,501	1,680,255	1,120,507	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	7,976,416	7,297,136	6,620,771	5,947,321	5,276,787	4,609,168	3,944,464	3,282,675	2,623,802	1,967,843	1,314,801	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	5,031,357	4,567,798	4,106,232	3,646,660	3,189,080	2,733,495	2,279,901	1,828,302	1,378,695	931,082	484,708	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	6,046,730	5,490,455	4,936,570	4,385,078	3,835,978	3,289,269	2,744,952	2,203,028	1,663,495	1,126,355	590,838	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	7,062,104	6,413,111	5,766,908	5,123,497	4,482,875	3,845,044	3,210,004	2,577,754	1,948,296	1,321,627	696,968	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £10,359 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	742,212	704,407	666,762	629,276	591,951	554,783	517,775	480,928	444,239	407,710	371,341	0%
2	Low density housing scheme (4 houses	4	£1,543,757	1,485,302	1,409,694	1,334,403	1,259,432	1,184,779	1,110,445	1,036,431	962,735	889,357	816,299	743,559	0%
3	Low density housing scheme (9 houses	9	£3,504,327	3,342,722	3,172,602	3,003,199	2,834,512	2,666,544	2,499,293	2,332,760	2,166,943	2,001,845	1,837,463	1,673,798	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,263,346	1,185,525	1,108,035	1,030,876	954,046	877,548	801,381	725,544	650,037	574,862	500,018	45%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,771,774	1,662,818	1,554,324	1,446,293	1,338,727	1,231,622	1,124,981	1,018,803	913,087	807,834	703,046	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,274,419	2,134,342	1,994,858	1,855,972	1,717,679	1,579,982	1,442,880	1,306,374	1,170,463	1,035,148	900,428	45%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	7,109,172	6,670,284	6,233,260	5,798,102	5,364,809	4,933,381	4,503,819	4,076,122	3,650,290	3,226,323	2,804,222	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	16,229,390	15,219,228	14,213,359	13,211,785	12,214,505	11,221,520	10,232,829	9,248,432	8,268,329	7,292,521	6,321,007	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	38,585,850	35,883,697	33,193,077	30,507,090	27,829,367	25,163,221	22,508,653	19,865,661	17,234,247	14,614,411	12,006,151	25%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	59,119,792	53,618,807	48,110,787	42,622,903	37,128,825	31,647,804	26,190,781	20,715,305	15,256,618	9,772,493	4,278,830	15%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	28,903,117	26,663,883	24,434,262	22,214,251	20,003,850	17,803,060	15,611,882	13,430,314	11,250,870	9,072,871	6,904,553	0%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	40,150,526	36,474,022	32,813,340	29,168,477	25,517,859	21,878,601	18,255,278	14,623,959	11,000,354	7,368,179	3,733,142	10%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	22,475,372	21,404,267	20,337,743	19,275,800	18,218,437	17,165,654	16,117,452	15,073,832	14,034,791	13,000,332	11,970,452	30%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,778,683	7,644,889	7,511,665	7,379,008	7,246,921	7,115,402	6,984,451	6,854,070	6,724,257	6,595,013	6,466,337	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	7,660,459	7,214,452	6,770,340	6,328,123	5,887,803	5,449,378	5,012,848	4,578,214	4,145,475	3,714,633	3,285,686	40%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	17,063,847	16,011,492	14,963,634	13,920,276	12,881,415	11,847,055	10,817,192	9,791,829	8,770,964	7,754,598	6,742,731	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	25,207,896	23,334,386	21,468,175	19,609,982	17,759,810	15,917,657	14,083,524	12,257,411	10,439,316	8,629,242	6,826,966	35%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	34,260,945	31,272,178	28,296,249	25,333,158	22,382,906	19,424,864	16,479,606	13,547,281	10,609,824	7,677,041	4,740,070	35%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	9,541,003	8,858,804	8,179,520	7,503,155	6,829,707	6,159,176	5,491,563	4,826,866	4,165,087	3,506,226	2,850,282	35%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	26,053,079	24,186,297	22,326,222	20,468,015	18,617,827	16,775,659	14,941,510	13,115,381	11,297,272	9,487,182	7,685,112	50%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	48,105,971	43,579,524	39,072,550	34,585,051	30,117,026	25,668,476	21,239,400	16,829,798	12,439,671	8,032,514	3,617,167	25%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	19,594,239	18,277,964	16,967,318	15,662,303	14,362,918	13,069,162	11,781,037	10,498,542	9,221,677	7,950,442	6,684,837	45%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	41,217,486	37,525,213	33,863,504	30,232,360	26,631,781	23,061,767	19,505,124	15,969,214	12,464,112	8,958,092	5,476,617	35%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	10,854,461	10,365,282	9,880,058	9,398,792	8,921,482	8,448,129	7,978,733	7,513,292	7,051,807	6,594,279	6,140,709	15%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	34,887,772	32,043,104	29,210,642	26,384,259	23,560,107	20,748,233	17,948,638	15,161,319	12,386,280	9,623,518	6,854,496	0%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	36,789,577	33,944,909	31,112,447	28,292,192	25,484,143	22,679,056	19,879,459	17,092,142	14,317,103	11,554,340	8,803,857	15%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	28,163,301	26,356,004	24,556,438	22,764,601	20,980,495	19,204,120	17,435,476	15,674,561	13,921,378	12,170,919	10,426,171	50%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	47,794,366	42,898,799	38,024,374	33,171,094	28,338,959	23,527,967	18,738,119	13,969,415	9,205,554	4,417,504	- 419,996	0%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	74,911,978	69,603,174	64,317,075	59,053,681	53,790,267	48,544,547	43,302,275	38,068,250	32,817,176	27,589,257	22,384,495	25%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	6,560,145	6,381,753	6,204,121	6,027,246	5,851,129	5,675,770	5,501,169	5,327,328	5,154,243	4,981,917	4,810,350	15%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	56,482,236	52,920,396	49,373,856	45,842,615	42,326,674	38,826,032	35,340,691	31,870,649	28,415,906	24,976,462	21,552,318	30%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	36,937,359	34,683,250	32,438,726	30,203,786	27,978,430	25,762,658	23,556,470	21,359,866	19,172,847	16,995,411	14,827,559	35%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	51,207,459	46,515,862	41,844,451	37,193,228	32,562,191	27,951,341	23,347,383	18,737,894	14,147,895	9,532,048	4,916,551	30%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	169,452,167	154,389,764	139,313,503	124,193,488	109,019,350	93,747,931	78,513,403	63,345,868	48,245,327	33,211,777	18,142,697	0%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	5,744,228	5,327,697	4,912,573	4,497,894	4,085,004	3,673,901	3,264,588	2,857,063	2,451,327	2,047,379	1,645,220	50%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	11,003,988	10,317,709	9,634,347	8,953,902	8,276,374	7,601,765	6,930,072	6,261,297	5,595,439	4,932,499	4,272,475	35%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	40,893,028	37,064,972	33,253,385	29,436,106	25,630,965	21,842,412	18,066,792	14,277,581	10,505,110	6,720,494	2,939,600	30%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	42,617,915	38,789,859	34,978,273	31,183,158	27,382,171	23,593,617	19,821,653	16,055,508	12,283,037	8,525,549	4,745,470	30%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	18,806,661	17,467,754	16,134,571	14,804,712	13,477,571	12,156,179	10,840,537	9,530,646	8,226,505	6,928,112	5,635,470	40%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	41,131,608	37,551,410	33,986,592	30,437,155	26,903,098	23,378,768	19,849,496	16,335,721	12,837,443	9,326,064	5,825,261	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	8,608,003	7,933,174	7,261,233	6,592,183	5,926,022	5,262,752	4,602,371	3,944,880	3,290,279	2,638,567	1,989,745	40%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	10,050,256	9,262,950	8,479,015	7,698,452	6,921,261	6,147,441	5,376,992	4,609,915	3,846,209	3,085,874	2,328,911	40%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	6,459,768	5,921,802	5,386,145	4,852,795	4,321,754	3,793,019	3,266,591	2,742,471	2,220,660	1,701,154	1,183,957	30%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	7,760,823	7,115,260	6,472,466	5,832,441	5,195,186	4,560,699	3,928,981	3,300,032	2,673,852	2,050,441	1,429,799	35%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	9,061,878	8,308,718	7,558,788	6,812,088	6,068,618	5,328,379	4,591,370	3,857,593	3,127,046	2,399,728	1,675,641	40%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	742,212	704,407	666,762	629,276	591,951	554,783	517,775	480,928	444,239	407,710	371,341	35%
2	Low density housing scheme (4 houses	4	£917,161	1,485,302	1,409,694	1,334,403	1,259,432	1,184,779	1,110,445	1,036,431	962,735	889,357	816,299	743,559	35%
3	Low density housing scheme (9 houses	9	£2,081,956	3,342,722	3,172,602	3,003,199	2,834,512	2,666,544	2,499,293	2,332,760	2,166,943	2,001,845	1,837,463	1,673,798	35%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,263,346	1,185,525	1,108,035	1,030,876	954,046	877,548	801,381	725,544	650,037	574,862	500,018	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,771,774	1,662,818	1,554,324	1,446,293	1,338,727	1,231,622	1,124,981	1,018,803	913,087	807,834	703,046	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,274,419	2,134,342	1,994,858	1,855,972	1,717,679	1,579,982	1,442,880	1,306,374	1,170,463	1,035,148	900,428	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	7,109,172	6,670,284	6,233,260	5,798,102	5,364,809	4,933,381	4,503,819	4,076,122	3,650,290	3,226,323	2,804,222	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	16,229,390	15,219,228	14,213,359	13,211,785	12,214,505	11,221,520	10,232,829	9,248,432	8,268,329	7,292,521	6,321,007	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	38,585,850	35,883,697	33,193,077	30,507,090	27,829,367	25,163,221	22,508,653	19,865,661	17,234,247	14,614,411	12,006,151	45%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	59,119,792	53,618,807	48,110,787	42,622,903	37,128,825	31,647,804	26,190,781	20,715,305	15,256,618	9,772,493	4,278,830	30%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	28,903,117	26,663,883	24,434,262	22,214,251	20,003,850	17,803,060	15,611,882	13,430,314	11,250,870	9,072,871	6,904,553	20%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	40,150,526	36,474,022	32,813,340	29,168,477	25,517,859	21,878,601	18,255,278	14,623,959	11,000,354	7,368,179	3,733,142	30%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	22,475,372	21,404,267	20,337,743	19,275,800	18,218,437	17,165,654	16,117,452	15,073,832	14,034,791	13,000,332	11,970,452	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,778,683	7,644,889	7,511,665	7,379,008	7,246,921	7,115,402	6,984,451	6,854,070	6,724,257	6,595,013	6,466,337	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	7,660,459	7,214,452	6,770,340	6,328,123	5,887,803	5,449,378	5,012,848	4,578,214	4,145,475	3,714,633	3,285,686	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	17,063,847	16,011,492	14,963,634	13,920,276	12,881,415	11,847,055	10,817,192	9,791,829	8,770,964	7,754,598	6,742,731	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	25,207,896	23,334,386	21,468,175	19,609,982	17,759,810	15,917,657	14,083,524	12,257,411	10,439,316	8,629,242	6,826,966	50%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	34,260,945	31,272,178	28,296,249	25,333,158	22,382,906	19,424,864	16,479,606	13,547,281	10,609,824	7,677,041	4,740,070	45%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	9,541,003	8,858,804	8,179,520	7,503,155	6,829,707	6,159,176	5,491,563	4,826,866	4,165,087	3,506,226	2,850,282	50%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	26,053,079	24,186,297	22,326,222	20,468,015	18,617,827	16,775,659	14,941,510	13,115,381	11,297,272	9,487,182	7,685,112	50%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	48,105,971	43,579,524	39,072,550	34,585,051	30,117,026	25,668,476	21,239,400	16,829,798	12,439,671	8,032,514	3,617,167	35%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	19,594,239	18,277,964	16,967,318	15,662,303	14,362,918	13,069,162	11,781,037	10,498,542	9,221,677	7,950,442	6,684,837	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	41,217,486	37,525,213	33,863,504	30,232,360	26,631,781	23,061,767	19,505,124	15,969,214	12,464,112	8,958,092	5,476,617	40%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	10,854,461	10,365,282	9,880,058	9,398,792	8,921,482	8,448,129	7,978,733	7,513,292	7,051,807	6,594,279	6,140,709	50%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	34,887,772	32,043,104	29,210,642	26,384,259	23,560,107	20,748,233	17,948,638	15,161,319	12,386,280	9,623,518	6,854,496	20%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	36,789,577	33,944,909	31,112,447	28,292,192	25,484,143	22,679,056	19,879,459	17,092,142	14,317,103	11,554,340	8,803,857	35%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	28,163,301	26,356,004	24,556,438	22,764,601	20,980,495	19,204,120	17,435,476	15,674,561	13,921,378	12,170,919	10,426,171	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	47,794,366	42,898,799	38,024,374	33,171,094	28,338,959	23,527,967	18,738,119	13,969,415	9,205,554	4,417,504	- 419,996	15%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	74,911,978	69,603,174	64,317,075	59,053,681	53,790,267	48,544,547	43,302,275	38,068,250	32,817,176	27,589,257	22,384,495	45%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	6,560,145	6,381,753	6,204,121	6,027,246	5,851,129	5,675,770	5,501,169	5,327,328	5,154,243	4,981,917	4,810,350	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	56,482,236	52,920,396	49,373,856	45,842,615	42,326,674	38,826,032	35,340,691	31,870,649	28,415,906	24,976,462	21,552,318	50%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	36,937,359	34,683,250	32,438,726	30,203,786	27,978,430	25,762,658	23,556,470	21,359,866	19,172,847	16,995,411	14,827,559	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	51,207,459	46,515,862	41,844,451	37,193,228	32,562,191	27,951,341	23,347,383	18,737,894	14,147,895	9,532,048	4,916,551	40%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	169,452,167	154,389,764	139,313,503	124,193,488	109,019,350	93,747,931	78,513,403	63,345,868	48,245,327	33,211,777	18,142,697	20%
35	High density mixed use flatted scheme (30 flats	30	£733,729	5,744,228	5,327,697	4,912,573	4,497,894	4,085,004	3,673,901	3,264,588	2,857,063	2,451,327	2,047,379	1,645,220	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	11,003,988	10,317,709	9,634,347	8,953,902	8,276,374	7,601,765	6,930,072	6,261,297	5,595,439	4,932,499	4,272,475	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	40,893,028	37,064,972	33,253,385	29,436,106	25,630,965	21,842,412	18,066,792	14,277,581	10,505,110	6,720,494	2,939,600	40%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	42,617,915	38,789,859	34,978,273	31,183,158	27,382,171	23,593,617	19,821,653	16,055,508	12,283,037	8,525,549	4,745,470	40%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	18,806,661	17,467,754	16,134,571	14,804,712	13,477,571	12,156,179	10,840,537	9,530,646	8,226,505	6,928,112	5,635,470	50%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	41,131,608	37,551,410	33,986,592	30,437,155	26,903,098	23,378,768	19,849,496	16,335,721	12,837,443	9,326,064	5,825,261	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	8,608,003	7,933,174	7,261,233	6,592,183	5,926,022	5,262,752	4,602,371	3,944,880	3,290,279	2,638,567	1,989,745	50%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	10,050,256	9,262,950	8,479,015	7,698,452	6,921,261	6,147,441	5,376,992	4,609,915	3,846,209	3,085,874	2,328,911	50%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	6,459,768	5,921,802	5,386,145	4,852,795	4,321,754	3,793,019	3,266,591	2,742,471	2,220,660	1,701,154	1,183,957	40%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	7,760,823	7,115,260	6,472,466	5,832,441	5,195,186	4,560,699	3,928,981	3,300,032	2,673,852	2,050,441	1,429,799	45%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	9,061,878	8,308,718	7,558,788	6,812,088	6,068,618	5,328,379	4,591,370	3,857,593	3,127,046	2,399,728	1,675,641	45%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	742,212	704,407	666,762	629,276	591,951	554,783	517,775	480,928	444,239	407,710	371,341	50%
2	Low density housing scheme (4 houses	4	£608,869	1,485,302	1,409,694	1,334,403	1,259,432	1,184,779	1,110,445	1,036,431	962,735	889,357	816,299	743,559	50%
3	Low density housing scheme (9 houses	9	£1,382,131	3,342,722	3,172,602	3,003,199	2,834,512	2,666,544	2,499,293	2,332,760	2,166,943	2,001,845	1,837,463	1,673,798	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,263,346	1,185,525	1,108,035	1,030,876	954,046	877,548	801,381	725,544	650,037	574,862	500,018	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,771,774	1,662,818	1,554,324	1,446,293	1,338,727	1,231,622	1,124,981	1,018,803	913,087	807,834	703,046	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,274,419	2,134,342	1,994,858	1,855,972	1,717,679	1,579,982	1,442,880	1,306,374	1,170,463	1,035,148	900,428	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	7,109,172	6,670,284	6,233,260	5,798,102	5,364,809	4,933,381	4,503,819	4,076,122	3,650,290	3,226,323	2,804,222	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	16,229,390	15,219,228	14,213,359	13,211,785	12,214,505	11,221,520	10,232,829	9,248,432	8,268,329	7,292,521	6,321,007	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	38,585,850	35,883,697	33,193,077	30,507,090	27,829,367	25,163,221	22,508,653	19,865,661	17,234,247	14,614,411	12,006,151	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	59,119,792	53,618,807	48,110,787	42,622,903	37,128,825	31,647,804	26,190,781	20,715,305	15,256,618	9,772,493	4,278,830	40%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	28,903,117	26,663,883	24,434,262	22,214,251	20,003,850	17,803,060	15,611,882	13,430,314	11,250,870	9,072,871	6,904,553	35%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	40,150,526	36,474,022	32,813,340	29,168,477	25,517,859	21,878,601	18,255,278	14,623,959	11,000,354	7,368,179	3,733,142	35%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	22,475,372	21,404,267	20,337,743	19,275,800	18,218,437	17,165,654	16,117,452	15,073,832	14,034,791	13,000,332	11,970,452	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,778,683	7,644,889	7,511,665	7,379,008	7,246,921	7,115,402	6,984,451	6,854,070	6,724,257	6,595,013	6,466,337	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	7,660,459	7,214,452	6,770,340	6,328,123	5,887,803	5,449,378	5,012,848	4,578,214	4,145,475	3,714,633	3,285,686	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	17,063,847	16,011,492	14,963,634	13,920,276	12,881,415	11,847,055	10,817,192	9,791,829	8,770,964	7,754,598	6,742,731	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	25,207,896	23,334,386	21,468,175	19,609,982	17,759,810	15,917,657	14,083,524	12,257,411	10,439,316	8,629,242	6,826,966	50%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	34,260,945	31,272,178	28,296,249	25,333,158	22,382,906	19,424,864	16,479,606	13,547,281	10,609,824	7,677,041	4,740,070	50%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	9,541,003	8,858,804	8,179,520	7,503,155	6,829,707	6,159,176	5,491,563	4,826,866	4,165,087	3,506,226	2,850,282	50%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	26,053,079	24,186,297	22,326,222	20,468,015	18,617,827	16,775,659	14,941,510	13,115,381	11,297,272	9,487,182	7,685,112	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	48,105,971	43,579,524	39,072,550	34,585,051	30,117,026	25,668,476	21,239,400	16,829,798	12,439,671	8,032,514	3,617,167	40%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	19,594,239	18,277,964	16,967,318	15,662,303	14,362,918	13,069,162	11,781,037	10,498,542	9,221,677	7,950,442	6,684,837	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	41,217,486	37,525,213	33,863,504	30,232,360	26,631,781	23,061,767	19,505,124	15,969,214	12,464,112	8,958,092	5,476,617	45%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	10,854,461	10,365,282	9,880,058	9,398,792	8,921,482	8,448,129	7,978,733	7,513,292	7,051,807	6,594,279	6,140,709	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	34,887,772	32,043,104	29,210,642	26,384,259	23,560,107	20,748,233	17,948,638	15,161,319	12,386,280	9,623,518	6,854,496	35%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	36,789,577	33,944,909	31,112,447	28,292,192	25,484,143	22,679,056	19,879,459	17,092,142	14,317,103	11,554,340	8,803,857	45%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	28,163,301	26,356,004	24,556,438	22,764,601	20,980,495	19,204,120	17,435,476	15,674,561	13,921,378	12,170,919	10,426,171	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	47,794,366	42,898,799	38,024,374	33,171,094	28,338,959	23,527,967	18,738,119	13,969,415	9,205,554	4,417,504	- 419,996	25%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	74,911,978	69,603,174	64,317,075	59,053,681	53,790,267	48,544,547	43,302,275	38,068,250	32,817,176	27,589,257	22,384,495	50%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	6,560,145	6,381,753	6,204,121	6,027,246	5,851,129	5,675,770	5,501,169	5,327,328	5,154,243	4,981,917	4,810,350	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	56,482,236	52,920,396	49,373,856	45,842,615	42,326,674	38,826,032	35,340,691	31,870,649	28,415,906	24,976,462	21,552,318	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	36,937,359	34,683,250	32,438,726	30,203,786	27,978,430	25,762,658	23,556,470	21,359,866	19,172,847	16,995,411	14,827,559	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	51,207,459	46,515,862	41,844,451	37,193,228	32,562,191	27,951,341	23,347,383	18,737,894	14,147,895	9,532,048	4,916,551	45%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	169,452,167	154,389,764	139,313,503	124,193,488	109,019,350	93,747,931	78,513,403	63,345,868	48,245,327	33,211,777	18,142,697	30%
35	High density mixed use flatted scheme (30 flats	30	£487,095	5,744,228	5,327,697	4,912,573	4,497,894	4,085,004	3,673,901	3,264,588	2,857,063	2,451,327	2,047,379	1,645,220	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	11,003,988	10,317,709	9,634,347	8,953,902	8,276,374	7,601,765	6,930,072	6,261,297	5,595,439	4,932,499	4,272,475	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	40,893,028	37,064,972	33,253,385	29,436,106	25,630,965	21,842,412	18,066,792	14,277,581	10,505,110	6,720,494	2,939,600	45%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	42,617,915	38,789,859	34,978,273	31,183,158	27,382,171	23,593,617	19,821,653	16,055,508	12,283,037	8,525,549	4,745,470	45%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	18,806,661	17,467,754	16,134,571	14,804,712	13,477,571	12,156,179	10,840,537	9,530,646	8,226,505	6,928,112	5,635,470	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	41,131,608	37,551,410	33,986,592	30,437,155	26,903,098	23,378,768	19,849,496	16,335,721	12,837,443	9,326,064	5,825,261	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	8,608,003	7,933,174	7,261,233	6,592,183	5,926,022	5,262,752	4,602,371	3,944,880	3,290,279	2,638,567	1,989,745	50%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	10,050,256	9,262,950	8,479,015	7,698,452	6,921,261	6,147,441	5,376,992	4,609,915	3,846,209	3,085,874	2,328,911	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	6,459,768	5,921,802	5,386,145	4,852,795	4,321,754	3,793,019	3,266,591	2,742,471	2,220,660	1,701,154	1,183,957	45%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	7,760,823	7,115,260	6,472,466	5,832,441	5,195,186	4,560,699	3,928,981	3,300,032	2,673,852	2,050,441	1,429,799	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	9,061,878	8,308,718	7,558,788	6,812,088	6,068,618	5,328,379	4,591,370	3,857,593	3,127,046	2,399,728	1,675,641	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	742,212	704,407	666,762	629,276	591,951	554,783	517,775	480,928	444,239	407,710	371,341	50%
2	Low density housing scheme (4 houses	4	£50,000	1,485,302	1,409,694	1,334,403	1,259,432	1,184,779	1,110,445	1,036,431	962,735	889,357	816,299	743,559	50%
3	Low density housing scheme (9 houses	9	£113,500	3,342,722	3,172,602	3,003,199	2,834,512	2,666,544	2,499,293	2,332,760	2,166,943	2,001,845	1,837,463	1,673,798	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,263,346	1,185,525	1,108,035	1,030,876	954,046	877,548	801,381	725,544	650,037	574,862	500,018	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,771,774	1,662,818	1,554,324	1,446,293	1,338,727	1,231,622	1,124,981	1,018,803	913,087	807,834	703,046	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,274,419	2,134,342	1,994,858	1,855,972	1,717,679	1,579,982	1,442,880	1,306,374	1,170,463	1,035,148	900,428	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	7,109,172	6,670,284	6,233,260	5,798,102	5,364,809	4,933,381	4,503,819	4,076,122	3,650,290	3,226,323	2,804,222	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	16,229,390	15,219,228	14,213,359	13,211,785	12,214,505	11,221,520	10,232,829	9,248,432	8,268,329	7,292,521	6,321,007	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	38,585,850	35,883,697	33,193,077	30,507,090	27,829,367	25,163,221	22,508,653	19,865,661	17,234,247	14,614,411	12,006,151	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	59,119,792	53,618,807	48,110,787	42,622,903	37,128,825	31,647,804	26,190,781	20,715,305	15,256,618	9,772,493	4,278,830	50%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	28,903,117	26,663,883	24,434,262	22,214,251	20,003,850	17,803,060	15,611,882	13,430,314	11,250,870	9,072,871	6,904,553	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	40,150,526	36,474,022	32,813,340	29,168,477	25,517,859	21,878,601	18,255,278	14,623,959	11,000,354	7,368,179	3,733,142	50%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	22,475,372	21,404,267	20,337,743	19,275,800	18,218,437	17,165,654	16,117,452	15,073,832	14,034,791	13,000,332	11,970,452	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,778,683	7,644,889	7,511,665	7,379,008	7,246,921	7,115,402	6,984,451	6,854,070	6,724,257	6,595,013	6,466,337	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	7,660,459	7,214,452	6,770,340	6,328,123	5,887,803	5,449,378	5,012,848	4,578,214	4,145,475	3,714,633	3,285,686	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	17,063,847	16,011,492	14,963,634	13,920,276	12,881,415	11,847,055	10,817,192	9,791,829	8,770,964	7,754,598	6,742,731	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	25,207,896	23,334,386	21,468,175	19,609,982	17,759,810	15,917,657	14,083,524	12,257,411	10,439,316	8,629,242	6,826,966	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	34,260,945	31,272,178	28,296,249	25,333,158	22,382,906	19,424,864	16,479,606	13,547,281	10,609,824	7,677,041	4,740,070	50%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	9,541,003	8,858,804	8,179,520	7,503,155	6,829,707	6,159,176	5,491,563	4,826,866	4,165,087	3,506,226	2,850,282	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	26,053,079	24,186,297	22,326,222	20,468,015	18,617,827	16,775,659	14,941,510	13,115,381	11,297,272	9,487,182	7,685,112	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	48,105,971	43,579,524	39,072,550	34,585,051	30,117,026	25,668,476	21,239,400	16,829,798	12,439,671	8,032,514	3,617,167	50%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	19,594,239	18,277,964	16,967,318	15,662,303	14,362,918	13,069,162	11,781,037	10,498,542	9,221,677	7,950,442	6,684,837	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	41,217,486	37,525,213	33,863,504	30,232,360	26,631,781	23,061,767	19,505,124	15,969,214	12,464,112	8,958,092	5,476,617	50%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	10,854,461	10,365,282	9,880,058	9,398,792	8,921,482	8,448,129	7,978,733	7,513,292	7,051,807	6,594,279	6,140,709	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	34,887,772	32,043,104	29,210,642	26,384,259	23,560,107	20,748,233	17,948,638	15,161,319	12,386,280	9,623,518	6,854,496	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	36,789,577	33,944,909	31,112,447	28,292,192	25,484,143	22,679,056	19,879,459	17,092,142	14,317,103	11,554,340	8,803,857	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	28,163,301	26,356,004	24,556,438	22,764,601	20,980,495	19,204,120	17,435,476	15,674,561	13,921,378	12,170,919	10,426,171	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	47,794,366	42,898,799	38,024,374	33,171,094	28,338,959	23,527,967	18,738,119	13,969,415	9,205,554	4,417,504	- 419,996	45%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	74,911,978	69,603,174	64,317,075	59,053,681	53,790,267	48,544,547	43,302,275	38,068,250	32,817,176	27,589,257	22,384,495	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	6,560,145	6,381,753	6,204,121	6,027,246	5,851,129	5,675,770	5,501,169	5,327,328	5,154,243	4,981,917	4,810,350	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	56,482,236	52,920,396	49,373,856	45,842,615	42,326,674	38,826,032	35,340,691	31,870,649	28,415,906	24,976,462	21,552,318	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	36,937,359	34,683,250	32,438,726	30,203,786	27,978,430	25,762,658	23,556,470	21,359,866	19,172,847	16,995,411	14,827,559	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	51,207,459	46,515,862	41,844,451	37,193,228	32,562,191	27,951,341	23,347,383	18,737,894	14,147,895	9,532,048	4,916,551	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	169,452,167	154,389,764	139,313,503	124,193,488	109,019,350	93,747,931	78,513,403	63,345,868	48,245,327	33,211,777	18,142,697	50%
35	High density mixed use flatted scheme (30 flats	30	£40,000	5,744,228	5,327,697	4,912,573	4,497,894	4,085,004	3,673,901	3,264,588	2,857,063	2,451,327	2,047,379	1,645,220	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	11,003,988	10,317,709	9,634,347	8,953,902	8,276,374	7,601,765	6,930,072	6,261,297	5,595,439	4,932,499	4,272,475	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	40,893,028	37,064,972	33,253,385	29,436,106	25,630,965	21,842,412	18,066,792	14,277,581	10,505,110	6,720,494	2,939,600	50%
38	High density mixed use flatted scheme (400 flats	400	£565,000	42,617,915	38,789,859	34,978,273	31,183,158	27,382,171	23,593,617	19,821,653	16,055,508	12,283,037	8,525,549	4,745,470	50%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	18,806,661	17,467,754	16,134,571	14,804,712	13,477,571	12,156,179	10,840,537	9,530,646	8,226,505	6,928,112	5,635,470	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	41,131,608	37,551,410	33,986,592	30,437,155	26,903,098	23,378,768	19,849,496	16,335,721	12,837,443	9,326,064	5,825,261	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	8,608,003	7,933,174	7,261,233	6,592,183	5,926,022	5,262,752	4,602,371	3,944,880	3,290,279	2,638,567	1,989,745	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	10,050,256	9,262,950	8,479,015	7,698,452	6,921,261	6,147,441	5,376,992	4,609,915	3,846,209	3,085,874	2,328,911	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	6,459,768	5,921,802	5,386,145	4,852,795	4,321,754	3,793,019	3,266,591	2,742,471	2,220,660	1,701,154	1,183,957	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	7,760,823	7,115,260	6,472,466	5,832,441	5,195,186	4,560,699	3,928,981	3,300,032	2,673,852	2,050,441	1,429,799	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	9,061,878	8,308,718	7,558,788	6,812,088	6,068,618	5,328,379	4,591,370	3,857,593	3,127,046	2,399,728	1,675,641	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,135 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,573	456,490	415,586	5%
2	Low density housing scheme (4 houses	4	£1,543,757	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,676	1,161,433	1,078,550	996,025	913,859	832,050	5%
3	Low density housing scheme (9 houses	9	£3,504,327	3,749,892	3,558,561	3,368,039	3,178,323	2,989,414	2,801,311	2,614,017	2,427,528	2,241,847	2,056,972	1,872,905	5%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,298,196	3,818,907	3,341,725	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,020,767	10,904,959	9,794,016	8,687,935	7,586,719	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	45,828,471	42,749,051	39,682,758	36,629,590	33,589,547	30,562,629	27,548,836	24,544,510	21,543,535	18,555,746	15,581,142	35%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	73,841,482	67,604,290	61,393,868	55,188,834	48,997,439	42,815,217	36,635,973	30,441,320	24,267,434	18,079,821	11,892,604	25%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	34,909,207	32,366,922	29,835,525	27,312,095	24,791,197	22,281,238	19,782,218	17,294,137	14,816,995	12,350,791	9,890,098	5%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	50,385,262	46,197,439	42,027,592	37,870,606	33,711,537	29,570,554	25,447,658	21,318,792	17,200,436	13,081,446	8,961,248	20%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	25,236,290	24,021,369	22,811,637	21,607,093	20,407,737	19,213,568	18,024,587	16,840,795	15,662,190	14,487,987	13,316,128	35%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,113,797	7,962,548	7,811,940	7,661,976	7,512,654	7,363,973	7,215,935	7,068,540	6,921,787	6,775,676	6,630,208	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	8,777,508	8,273,314	7,771,260	7,271,348	6,773,578	6,277,949	5,784,462	5,293,115	4,803,910	4,316,847	3,831,924	50%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	19,737,012	18,545,412	17,358,898	16,177,471	15,001,131	13,829,877	12,663,711	11,502,631	10,346,638	9,195,732	8,049,912	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	30,106,999	27,985,039	25,872,143	23,768,311	21,673,543	19,585,680	17,499,397	15,422,222	13,354,155	11,295,194	9,245,341	45%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	42,271,744	38,865,696	35,474,249	32,097,402	28,735,157	25,387,513	22,054,470	18,731,315	15,402,457	12,088,311	8,766,742	45%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	11,297,324	10,523,637	9,753,254	8,986,175	8,222,400	7,461,928	6,704,760	5,950,896	5,200,335	4,453,079	3,709,125	40%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	30,952,182	28,830,207	26,717,295	24,613,448	22,518,666	20,432,948	18,356,295	16,280,193	14,212,110	12,153,135	10,103,266	50%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	60,174,919	55,101,930	50,017,936	44,932,001	39,833,769	34,757,706	29,703,813	24,672,089	19,662,535	14,675,152	9,705,269	35%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	23,012,407	21,518,079	20,030,135	18,548,572	17,073,391	15,604,592	14,142,175	12,686,140	11,236,487	9,793,216	8,356,326	50%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	50,965,774	46,771,156	42,589,256	38,437,424	34,320,382	30,238,130	26,190,672	22,178,003	18,194,778	14,219,413	10,273,924	40%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	12,057,912	11,503,619	10,953,803	10,408,464	9,867,601	9,331,215	8,799,305	8,271,871	7,748,914	7,230,434	6,716,429	25%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	42,501,168	39,259,920	36,032,553	32,819,069	29,619,464	26,433,741	23,261,899	20,084,687	16,920,773	13,770,829	10,634,857	10%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	44,402,973	41,161,725	37,934,358	34,720,872	31,521,268	28,335,545	25,163,704	22,005,743	18,851,596	15,701,652	12,565,679	25%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	32,863,507	30,811,378	28,768,012	26,733,412	24,707,574	22,690,503	20,682,196	18,682,652	16,691,874	14,709,859	12,736,609	50%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	61,190,332	55,702,089	50,194,275	44,651,496	39,120,118	33,612,873	28,129,763	22,670,787	17,235,947	11,825,241	6,404,006	5%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	88,647,233	82,648,054	76,671,387	70,720,351	64,794,945	58,868,240	52,966,752	47,070,121	41,185,593	35,286,522	29,372,412	35%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	7,006,964	6,805,298	6,604,488	6,404,535	6,205,439	6,007,199	5,809,815	5,613,288	5,417,617	5,222,803	5,028,846	20%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	65,992,086	61,934,881	57,895,067	53,872,645	49,867,614	45,879,975	41,909,727	37,956,870	34,021,405	30,103,332	26,202,649	40%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	42,816,282	40,255,943	37,706,480	35,167,895	32,640,187	30,123,357	27,617,402	25,122,327	22,638,127	20,164,806	17,702,361	45%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	63,917,229	58,563,584	53,232,920	47,925,240	42,640,542	37,378,826	32,140,095	26,924,345	21,730,143	16,514,034	11,307,552	35%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	209,621,512	192,669,994	175,718,328	158,782,901	141,844,223	124,855,471	107,769,263	90,537,654	73,289,361	56,117,405	39,021,789	10%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	6,808,543	6,336,572	5,866,616	5,398,675	4,932,749	4,468,837	4,006,616	3,544,553	3,084,515	2,626,502	2,170,513	50%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319	45%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,990	8,182,606	40%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	52,954,430	48,587,948	44,240,210	39,911,216	35,600,967	31,309,462	27,036,701	22,755,352	18,488,225	14,230,916	9,961,777	40%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	22,257,809	20,739,132	19,226,939	17,721,232	16,222,009	14,729,272	13,243,019	11,759,959	10,279,734	8,806,025	7,338,834	45%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	50,667,079	46,609,874	42,570,060	38,547,637	34,520,261	30,509,665	26,516,562	22,540,953	18,563,839	14,592,103	10,635,561	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	10,376,991	9,613,052	8,852,380	8,093,152	7,335,572	6,581,271	5,830,252	5,082,514	4,338,055	3,596,879	2,858,983	45%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	12,113,960	11,222,695	10,335,239	9,449,583	8,565,735	7,685,714	6,809,520	5,937,154	5,068,616	4,203,905	3,343,023	50%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	7,888,149	7,275,807	6,666,059	6,058,932	5,454,427	4,852,544	4,253,282	3,656,641	3,062,624	2,471,227	1,882,452	35%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	9,474,744	8,740,066	8,008,362	7,279,805	6,554,393	5,832,129	5,113,010	4,397,036	3,684,209	2,974,528	2,267,993	40%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	11,061,339	10,204,324	9,350,666	8,500,678	7,654,360	6,811,714	5,972,737	5,137,431	4,305,794	3,477,829	2,653,534	45%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,573	456,490	415,586	40%
2	Low density housing scheme (4 houses	4	£917,161	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,676	1,161,433	1,078,550	996,025	913,859	832,050	40%
3	Low density housing scheme (9 houses	9	£2,081,956	3,749,892	3,558,561	3,368,039	3,178,323	2,989,414	2,801,311	2,614,017	2,427,528	2,241,847	2,056,972	1,872,905	40%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,298,196	3,818,907	3,341,725	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,020,767	10,904,959	9,794,016	8,687,935	7,586,719	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	45,828,471	42,749,051	39,682,758	36,629,590	33,589,547	30,562,629	27,548,836	24,544,510	21,543,535	18,555,746	15,581,142	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	73,841,482	67,604,290	61,393,868	55,188,834	48,997,439	42,815,217	36,635,973	30,441,320	24,267,434	18,079,821	11,892,604	40%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	34,909,207	32,366,922	29,835,525	27,312,095	24,791,197	22,281,238	19,782,218	17,294,137	14,816,995	12,350,791	9,890,098	30%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	50,385,262	46,197,439	42,027,592	37,870,606	33,711,537	29,570,554	25,447,658	21,318,792	17,200,436	13,081,446	8,961,248	35%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	25,236,290	24,021,369	22,811,637	21,607,093	20,407,737	19,213,568	18,024,587	16,840,795	15,662,190	14,487,987	13,316,128	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,113,797	7,962,548	7,811,940	7,661,976	7,512,654	7,363,973	7,215,935	7,068,540	6,921,787	6,775,676	6,630,208	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	8,777,508	8,273,314	7,771,260	7,271,348	6,773,578	6,277,949	5,784,462	5,293,115	4,803,910	4,316,847	3,831,924	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	19,737,012	18,545,412	17,358,898	16,177,471	15,001,131	13,829,877	12,663,711	11,502,631	10,346,638	9,195,732	8,049,912	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	30,106,999	27,985,039	25,872,143	23,768,311	21,673,543	19,585,680	17,499,397	15,422,222	13,354,155	11,295,194	9,245,341	50%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	42,271,744	38,865,696	35,474,249	32,097,402	28,735,157	25,387,513	22,054,470	18,731,315	15,402,457	12,088,311	8,766,742	50%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	11,297,324	10,523,637	9,753,254	8,986,175	8,222,400	7,461,928	6,704,760	5,950,896	5,200,335	4,453,079	3,709,125	50%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	30,952,182	28,830,207	26,717,295	24,613,448	22,518,666	20,432,948	18,356,295	16,280,193	14,212,110	12,153,135	10,103,266	50%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	60,174,919	55,101,930	50,017,936	44,932,001	39,833,769	34,757,706	29,703,813	24,672,089	19,662,535	14,675,152	9,705,269	45%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	23,012,407	21,518,079	20,030,135	18,548,572	17,073,391	15,604,592	14,142,175	12,686,140	11,236,487	9,793,216	8,356,326	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	50,965,774	46,771,156	42,589,256	38,437,424	34,320,382	30,238,130	26,190,672	22,178,003	18,194,778	14,219,413	10,273,924	50%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	12,057,912	11,503,619	10,953,803	10,408,464	9,867,601	9,331,215	8,799,305	8,271,871	7,748,914	7,230,434	6,716,429	50%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	42,501,168	39,259,920	36,032,553	32,819,069	29,619,464	26,433,741	23,261,899	20,084,687	16,920,773	13,770,829	10,634,857	30%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	44,402,973	41,161,725	37,934,358	34,720,872	31,521,268	28,335,545	25,163,704	22,005,743	18,851,596	15,701,652	12,565,679	40%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	32,863,507	30,811,378	28,768,012	26,733,412	24,707,574	22,690,503	20,682,196	18,682,652	16,691,874	14,709,859	12,736,609	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	61,190,332	55,702,089	50,194,275	44,651,496	39,120,118	33,612,873	28,129,763	22,670,787	17,235,947	11,825,241	6,404,006	25%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	88,647,233	82,648,054	76,671,387	70,720,351	64,794,945	58,868,240	52,966,752	47,070,121	41,185,593	35,286,522	29,372,412	50%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	7,006,964	6,805,298	6,604,488	6,404,535	6,205,439	6,007,199	5,809,815	5,613,288	5,417,617	5,222,803	5,028,846	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	65,992,086	61,934,881	57,895,067	53,872,645	49,867,614	45,879,975	41,909,727	37,956,870	34,021,405	30,103,332	26,202,649	50%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	42,816,282	40,255,943	37,706,480	35,167,895	32,640,187	30,123,357	27,617,402	25,122,327	22,638,127	20,164,806	17,702,361	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	63,917,229	58,563,584	53,232,920	47,925,240	42,640,542	37,378,826	32,140,095	26,924,345	21,730,143	16,514,034	11,307,552	45%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	209,621,512	192,669,994	175,718,328	158,782,901	141,844,223	124,855,471	107,769,263	90,537,654	73,289,361	56,117,405	39,021,789	30%
35	High density mixed use flatted scheme (30 flats	30	£733,729	6,808,543	6,336,572	5,866,616	5,398,675	4,932,749	4,468,837	4,006,616	3,544,553	3,084,515	2,626,502	2,170,513	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,990	8,182,606	45%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	52,954,430	48,587,948	44,240,210	39,911,216	35,600,967	31,309,462	27,036,701	22,755,352	18,488,225	14,230,916	9,961,777	45%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	22,257,809	20,739,132	19,226,939	17,721,232	16,222,009	14,729,272	13,243,019	11,759,959	10,279,734	8,806,025	7,338,834	50%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	50,667,079	46,609,874	42,570,060	38,547,637	34,520,261	30,509,665	26,516,562	22,540,953	18,563,839	14,592,103	10,635,561	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	10,376,991	9,613,052	8,852,380	8,093,152	7,335,572	6,581,271	5,830,252	5,082,514	4,338,055	3,596,879	2,858,983	50%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	12,113,960	11,222,695	10,335,239	9,449,583	8,565,735	7,685,714	6,809,520	5,937,154	5,068,616	4,203,905	3,343,023	50%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	7,888,149	7,275,807	6,666,059	6,058,932	5,454,427	4,852,544	4,253,282	3,656,641	3,062,624	2,471,227	1,882,452	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	9,474,744	8,740,066	8,008,362	7,279,805	6,554,393	5,832,129	5,113,010	4,397,036	3,684,209	2,974,528	2,267,993	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	11,061,339	10,204,324	9,350,666	8,500,678	7,654,360	6,811,714	5,972,737	5,137,431	4,305,794	3,477,829	2,653,534	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,573	456,490	415,586	50%
2	Low density housing scheme (4 houses	4	£608,869	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,676	1,161,433	1,078,550	996,025	913,859	832,050	50%
3	Low density housing scheme (9 houses	9	£1,382,131	3,749,892	3,558,561	3,368,039	3,178,323	2,989,414	2,801,311	2,614,017	2,427,528	2,241,847	2,056,972	1,872,905	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,298,196	3,818,907	3,341,725	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,020,767	10,904,959	9,794,016	8,687,935	7,586,719	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	45,828,471	42,749,051	39,682,758	36,629,590	33,589,547	30,562,629	27,548,836	24,544,510	21,543,535	18,555,746	15,581,142	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	73,841,482	67,604,290	61,393,868	55,188,834	48,997,439	42,815,217	36,635,973	30,441,320	24,267,434	18,079,821	11,892,604	45%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	34,909,207	32,366,922	29,835,525	27,312,095	24,791,197	22,281,238	19,782,218	17,294,137	14,816,995	12,350,791	9,890,098	45%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	50,385,262	46,197,439	42,027,592	37,870,606	33,711,537	29,570,554	25,447,658	21,318,792	17,200,436	13,081,446	8,961,248	45%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	25,236,290	24,021,369	22,811,637	21,607,093	20,407,737	19,213,568	18,024,587	16,840,795	15,662,190	14,487,987	13,316,128	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,113,797	7,962,548	7,811,940	7,661,976	7,512,654	7,363,973	7,215,935	7,068,540	6,921,787	6,775,676	6,630,208	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	8,777,508	8,273,314	7,771,260	7,271,348	6,773,578	6,277,949	5,784,462	5,293,115	4,803,910	4,316,847	3,831,924	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	19,737,012	18,545,412	17,358,898	16,177,471	15,001,131	13,829,877	12,663,711	11,502,631	10,346,638	9,195,732	8,049,912	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	30,106,999	27,985,039	25,872,143	23,768,311	21,673,543	19,585,680	17,499,397	15,422,222	13,354,155	11,295,194	9,245,341	50%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	42,271,744	38,865,696	35,474,249	32,097,402	28,735,157	25,387,513	22,054,470	18,731,315	15,402,457	12,088,311	8,766,742	50%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	11,297,324	10,523,637	9,753,254	8,986,175	8,222,400	7,461,928	6,704,760	5,950,896	5,200,335	4,453,079	3,709,125	50%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	30,952,182	28,830,207	26,717,295	24,613,448	22,518,666	20,432,948	18,356,295	16,280,193	14,212,110	12,153,135	10,103,266	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	60,174,919	55,101,930	50,017,936	44,932,001	39,833,769	34,757,706	29,703,813	24,672,089	19,662,535	14,675,152	9,705,269	50%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	23,012,407	21,518,079	20,030,135	18,548,572	17,073,391	15,604,592	14,142,175	12,686,140	11,236,487	9,793,216	8,356,326	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	50,965,774	46,771,156	42,589,256	38,437,424	34,320,382	30,238,130	26,190,672	22,178,003	18,194,778	14,219,413	10,273,924	50%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	12,057,912	11,503,619	10,953,803	10,408,464	9,867,601	9,331,215	8,799,305	8,271,871	7,748,914	7,230,434	6,716,429	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	42,501,168	39,259,920	36,032,553	32,819,069	29,619,464	26,433,741	23,261,899	20,084,687	16,920,773	13,770,829	10,634,857	40%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	44,402,973	41,161,725	37,934,358	34,720,872	31,521,268	28,335,545	25,163,704	22,005,743	18,851,596	15,701,652	12,565,679	50%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	32,863,507	30,811,378	28,768,012	26,733,412	24,707,574	22,690,503	20,682,196	18,682,652	16,691,874	14,709,859	12,736,609	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	61,190,332	55,702,089	50,194,275	44,651,496	39,120,118	33,612,873	28,129,763	22,670,787	17,235,947	11,825,241	6,404,006	35%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	88,647,233	82,648,054	76,671,387	70,720,351	64,794,945	58,868,240	52,966,752	47,070,121	41,185,593	35,286,522	29,372,412	50%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	7,006,964	6,805,298	6,604,488	6,404,535	6,205,439	6,007,199	5,809,815	5,613,288	5,417,617	5,222,803	5,028,846	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	65,992,086	61,934,881	57,895,067	53,872,645	49,867,614	45,879,975	41,909,727	37,956,870	34,021,405	30,103,332	26,202,649	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	42,816,282	40,255,943	37,706,480	35,167,895	32,640,187	30,123,357	27,617,402	25,122,327	22,638,127	20,164,806	17,702,361	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	63,917,229	58,563,584	53,232,920	47,925,240	42,640,542	37,378,826	32,140,095	26,924,345	21,730,143	16,514,034	11,307,552	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	209,621,512	192,669,994	175,718,328	158,782,901	141,844,223	124,855,471	107,769,263	90,537,654	73,289,361	56,117,405	39,021,789	40%
35	High density mixed use flatted scheme (30 flats	30	£487,095	6,808,543	6,336,572	5,866,616	5,398,675	4,932,749	4,468,837	4,006,616	3,544,553	3,084,515	2,626,502	2,170,513	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,990	8,182,606	50%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	52,954,430	48,587,948	44,240,210	39,911,216	35,600,967	31,309,462	27,036,701	22,755,352	18,488,225	14,230,916	9,961,777	50%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	22,257,809	20,739,132	19,226,939	17,721,232	16,222,009	14,729,272	13,243,019	11,759,959	10,279,734	8,806,025	7,338,834	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	50,667,079	46,609,874	42,570,060	38,547,637	34,520,261	30,509,665	26,516,562	22,540,953	18,563,839	14,592,103	10,635,561	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	10,376,991	9,613,052	8,852,380	8,093,152	7,335,572	6,581,271	5,830,252	5,082,514	4,338,055	3,596,879	2,858,983	50%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	12,113,960	11,222,695	10,335,239	9,449,583	8,565,735	7,685,714	6,809,520	5,937,154	5,068,616	4,203,905	3,343,023	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	7,888,149	7,275,807	6,666,059	6,058,932	5,454,427	4,852,544	4,253,282	3,656,641	3,062,624	2,471,227	1,882,452	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	9,474,744	8,740,066	8,008,362	7,279,805	6,554,393	5,832,129	5,113,010	4,397,036	3,684,209	2,974,528	2,267,993	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	11,061,339	10,204,324	9,350,666	8,500,678	7,654,360	6,811,714	5,972,737	5,137,431	4,305,794	3,477,829	2,653,534	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,573	456,490	415,586	50%
2	Low density housing scheme (4 houses	4	£50,000	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,676	1,161,433	1,078,550	996,025	913,859	832,050	50%
3	Low density housing scheme (9 houses	9	£113,500	3,749,892	3,558,561	3,368,039	3,178,323	2,989,414	2,801,311	2,614,017	2,427,528	2,241,847	2,056,972	1,872,905	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,298,196	3,818,907	3,341,725	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,020,767	10,904,959	9,794,016	8,687,935	7,586,719	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	45,828,471	42,749,051	39,682,758	36,629,590	33,589,547	30,562,629	27,548,836	24,544,510	21,543,535	18,555,746	15,581,142	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	73,841,482	67,604,290	61,393,868	55,188,834	48,997,439	42,815,217	36,635,973	30,441,320	24,267,434	18,079,821	11,892,604	50%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	34,909,207	32,366,922	29,835,525	27,312,095	24,791,197	22,281,238	19,782,218	17,294,137	14,816,995	12,350,791	9,890,098	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	50,385,262	46,197,439	42,027,592	37,870,606	33,711,537	29,570,554	25,447,658	21,318,792	17,200,436	13,081,446	8,961,248	50%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	25,236,290	24,021,369	22,811,637	21,607,093	20,407,737	19,213,568	18,024,587	16,840,795	15,662,190	14,487,987	13,316,128	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,113,797	7,962,548	7,811,940	7,661,976	7,512,654	7,363,973	7,215,935	7,068,540	6,921,787	6,775,676	6,630,208	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	8,777,508	8,273,314	7,771,260	7,271,348	6,773,578	6,277,949	5,784,462	5,293,115	4,803,910	4,316,847	3,831,924	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	19,737,012	18,545,412	17,358,898	16,177,471	15,001,131	13,829,877	12,663,711	11,502,631	10,346,638	9,195,732	8,049,912	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	30,106,999	27,985,039	25,872,143	23,768,311	21,673,543	19,585,680	17,499,397	15,422,222	13,354,155	11,295,194	9,245,341	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	42,271,744	38,865,696	35,474,249	32,097,402	28,735,157	25,387,513	22,054,470	18,731,315	15,402,457	12,088,311	8,766,742	50%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	11,297,324	10,523,637	9,753,254	8,986,175	8,222,400	7,461,928	6,704,760	5,950,896	5,200,335	4,453,079	3,709,125	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	30,952,182	28,830,207	26,717,295	24,613,448	22,518,666	20,432,948	18,356,295	16,280,193	14,212,110	12,153,135	10,103,266	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	60,174,919	55,101,930	50,017,936	44,932,001	39,833,769	34,757,706	29,703,813	24,672,089	19,662,535	14,675,152	9,705,269	50%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	23,012,407	21,518,079	20,030,135	18,548,572	17,073,391	15,604,592	14,142,175	12,686,140	11,236,487	9,793,216	8,356,326	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	50,965,774	46,771,156	42,589,256	38,437,424	34,320,382	30,238,130	26,190,672	22,178,003	18,194,778	14,219,413	10,273,924	50%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	12,057,912	11,503,619	10,953,803	10,408,464	9,867,601	9,331,215	8,799,305	8,271,871	7,748,914	7,230,434	6,716,429	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	42,501,168	39,259,920	36,032,553	32,819,069	29,619,464	26,433,741	23,261,899	20,084,687	16,920,773	13,770,829	10,634,857	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	44,402,973	41,161,725	37,934,358	34,720,872	31,521,268	28,335,545	25,163,704	22,005,743	18,851,596	15,701,652	12,565,679	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	32,863,507	30,811,378	28,768,012	26,733,412	24,707,574	22,690,503	20,682,196	18,682,652	16,691,874	14,709,859	12,736,609	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	61,190,332	55,702,089	50,194,275	44,651,496	39,120,118	33,612,873	28,129,763	22,670,787	17,235,947	11,825,241	6,404,006	50%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	88,647,233	82,648,054	76,671,387	70,720,351	64,794,945	58,868,240	52,966,752	47,070,121	41,185,593	35,286,522	29,372,412	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	7,006,964	6,805,298	6,604,488	6,404,535	6,205,439	6,007,199	5,809,815	5,613,288	5,417,617	5,222,803	5,028,846	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	65,992,086	61,934,881	57,895,067	53,872,645	49,867,614	45,879,975	41,909,727	37,956,870	34,021,405	30,103,332	26,202,649	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	42,816,282	40,255,943	37,706,480	35,167,895	32,640,187	30,123,357	27,617,402	25,122,327	22,638,127	20,164,806	17,702,361	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	63,917,229	58,563,584	53,232,920	47,925,240	42,640,542	37,378,826	32,140,095	26,924,345	21,730,143	16,514,034	11,307,552	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	209,621,512	192,669,994	175,718,328	158,782,901	141,844,223	124,855,471	107,769,263	90,537,654	73,289,361	56,117,405	39,021,789	50%
35	High density mixed use flatted scheme (30 flats	30	£40,000	6,808,543	6,336,572	5,866,616	5,398,675	4,932,749	4,468,837	4,006,616	3,544,553	3,084,515	2,626,502	2,170,513	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,990	8,182,606	50%
38	High density mixed use flatted scheme (400 flats	400	£565,000	52,954,430	48,587,948	44,240,210	39,911,216	35,600,967	31,309,462	27,036,701	22,755,352	18,488,225	14,230,916	9,961,777	50%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	22,257,809	20,739,132	19,226,939	17,721,232	16,222,009	14,729,272	13,243,019	11,759,959	10,279,734	8,806,025	7,338,834	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	50,667,079	46,609,874	42,570,060	38,547,637	34,520,261	30,509,665	26,516,562	22,540,953	18,563,839	14,592,103	10,635,561	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	10,376,991	9,613,052	8,852,380	8,093,152	7,335,572	6,581,271	5,830,252	5,082,514	4,338,055	3,596,879	2,858,983	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	12,113,960	11,222,695	10,335,239	9,449,583	8,565,735	7,685,714	6,809,520	5,937,154	5,068,616	4,203,905	3,343,023	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	7,888,149	7,275,807	6,666,059	6,058,932	5,454,427	4,852,544	4,253,282	3,656,641	3,062,624	2,471,227	1,882,452	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	9,474,744	8,740,066	8,008,362	7,279,805	6,554,393	5,832,129	5,113,010	4,397,036	3,684,209	2,974,528	2,267,993	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	11,061,339	10,204,324	9,350,666	8,500,678	7,654,360	6,811,714	5,972,737	5,137,431	4,305,794	3,477,829	2,653,534	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,911 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

										Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	923,176	875,945	828,913	782,081	735,448	689,014	642,779	596,744	550,907	505,270	459,832	15%
2	Low density housing scheme (4 houses	4	£1,543,757	1,847,231	1,752,770	1,658,706	1,565,041	1,471,774	1,378,906	1,286,437	1,194,365	1,102,693	1,011,419	920,543	15%
3	Low density housing scheme (9 houses	9	£3,504,327	4,157,061	3,944,522	3,732,879	3,522,133	3,312,283	3,103,330	2,895,274	2,688,114	2,481,850	2,276,483	2,072,012	15%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,647,896	1,550,044	1,452,607	1,355,586	1,258,979	1,162,788	1,067,012	971,652	876,707	782,177	688,063	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,310,143	2,173,143	2,036,725	1,900,888	1,765,632	1,630,958	1,496,865	1,363,354	1,230,424	1,098,076	966,309	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,966,608	2,790,474	2,615,088	2,440,448	2,266,558	2,093,414	1,921,018	1,749,369	1,578,468	1,408,314	1,238,909	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	9,307,546	8,754,144	8,203,091	7,654,387	7,108,033	6,564,027	6,022,370	5,483,061	4,946,102	4,411,492	3,879,229	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	21,406,111	20,126,294	18,851,911	17,582,959	16,319,442	15,061,358	13,808,706	12,561,488	11,319,702	10,083,350	8,852,431	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	53,071,091	49,614,407	46,172,439	42,745,191	39,332,662	35,934,850	32,551,758	29,183,383	25,829,728	22,490,790	19,156,134	40%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	88,406,770	81,439,647	74,502,370	67,592,933	60,681,845	53,800,751	46,921,965	40,058,135	33,176,876	26,278,048	19,392,158	35%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	40,890,210	38,036,376	35,194,746	32,365,320	29,548,098	26,743,081	23,950,268	21,157,960	18,375,633	15,605,572	12,847,777	15%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	60,544,834	55,849,279	51,166,159	46,487,519	41,829,097	37,190,893	32,566,511	27,938,476	23,330,796	18,719,697	14,115,483	30%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	27,997,206	26,638,472	25,285,531	23,938,385	22,597,036	21,261,481	19,931,722	18,606,096	17,284,913	15,969,538	14,659,969	45%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,448,912	8,280,207	8,112,217	7,944,943	7,778,386	7,612,544	7,447,419	7,283,011	7,119,318	6,956,341	6,794,080	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	9,894,556	9,332,175	8,772,181	8,214,574	7,659,354	7,106,521	6,556,076	6,008,017	5,462,345	4,919,060	4,378,162	50%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	22,410,178	21,079,333	19,754,163	18,434,667	17,120,847	15,812,701	14,510,230	13,213,434	11,922,313	10,636,866	9,357,095	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	35,006,103	32,628,949	30,261,937	27,905,069	25,558,341	23,221,756	20,895,313	18,579,012	16,268,993	13,961,147	11,663,496	50%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	50,282,544	46,459,215	42,652,249	38,861,647	35,087,408	31,329,531	27,588,019	23,862,869	20,154,082	16,455,202	12,749,871	50%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	13,053,644	12,188,471	11,326,988	10,469,196	9,615,094	8,764,681	7,917,959	7,074,926	6,235,583	5,399,932	4,567,969	50%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	35,851,285	33,474,116	31,107,090	28,750,205	26,403,463	24,066,863	21,740,404	19,424,088	17,117,914	14,819,087	12,521,420	50%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	72,037,520	66,391,666	60,762,260	55,126,971	49,494,930	43,846,935	38,168,226	32,514,381	26,885,401	21,281,287	15,702,038	40%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	26,430,574	24,758,196	23,092,951	21,434,841	19,783,864	18,140,021	16,503,312	14,873,737	13,251,295	11,635,988	10,027,815	50%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	60,597,143	55,904,976	51,245,635	46,604,897	42,002,903	37,414,495	32,859,025	28,342,575	23,865,142	19,426,725	15,011,930	45%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	13,261,364	12,641,957	12,027,549	11,418,135	10,813,719	10,214,300	9,619,877	9,030,450	8,446,021	7,866,587	7,292,151	30%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	50,114,565	46,476,736	42,854,465	39,247,749	35,656,589	32,080,985	28,520,937	24,976,445	21,447,509	17,918,141	14,396,679	20%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	52,016,368	48,378,541	44,756,269	41,149,553	37,558,394	33,982,790	30,422,742	26,878,250	23,349,314	19,835,933	16,327,501	30%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	37,563,713	35,266,750	32,979,587	30,702,222	28,434,655	26,176,885	23,928,915	21,690,744	19,462,370	17,243,794	15,035,018	50%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	74,207,205	68,139,053	62,070,663	55,985,506	49,866,853	43,697,778	37,521,406	31,372,159	25,250,038	19,155,042	13,087,172	15%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	102,274,849	95,583,582	88,920,851	82,286,656	75,680,997	69,080,766	62,506,436	55,954,878	49,404,777	42,865,945	36,322,605	40%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	7,453,784	7,228,843	7,004,857	6,781,826	6,559,749	6,338,627	6,118,461	5,899,249	5,680,991	5,463,689	5,247,341	30%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	75,501,937	70,949,366	66,416,279	61,902,675	57,408,554	52,933,917	48,478,763	44,043,092	39,626,905	35,230,200	30,852,979	45%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	48,688,926	45,826,433	42,974,234	40,132,004	37,301,944	34,484,054	31,678,335	28,884,786	26,103,408	23,334,201	20,577,164	50%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	76,573,411	70,603,616	64,621,389	58,657,251	52,718,893	46,806,312	40,919,510	35,058,487	29,223,242	23,413,776	17,610,637	45%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	249,195,677	230,300,361	211,476,585	192,643,201	173,858,455	155,070,741	136,240,824	117,346,227	98,284,425	79,023,033	59,798,356	20%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	7,872,859	7,345,448	6,820,286	6,297,373	5,776,709	5,258,295	4,742,130	4,228,214	3,716,547	3,205,624	2,695,807	50%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	14,516,629	13,647,377	12,781,815	11,919,944	11,061,762	10,207,270	9,356,468	8,509,357	7,665,935	6,826,204	5,990,163	50%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	61,423,721	56,569,285	51,715,071	46,881,746	42,069,308	37,251,695	32,451,877	27,673,077	22,897,756	18,123,476	13,357,316	45%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	63,254,881	58,379,780	53,502,145	48,639,273	43,797,418	38,976,582	34,176,764	29,397,965	24,640,183	19,874,683	15,121,590	45%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	25,708,955	24,010,508	22,319,307	20,635,348	18,958,634	17,289,164	15,626,937	13,971,956	12,324,217	10,683,724	9,042,196	50%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	60,176,930	55,624,359	51,091,272	46,577,667	42,083,547	37,608,909	33,151,998	28,688,694	24,244,998	19,820,907	15,388,629	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	12,138,135	11,282,459	10,430,436	9,582,067	8,737,350	7,896,286	7,058,134	6,220,147	5,385,833	4,555,191	3,728,221	50%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	14,168,628	13,170,336	12,176,305	11,186,536	10,201,029	9,219,784	8,242,049	7,264,394	6,291,023	5,321,936	4,357,133	50%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	9,303,354	8,620,002	7,939,571	7,262,061	6,587,100	5,912,068	5,239,972	4,570,812	3,904,587	3,241,299	2,580,947	45%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	11,172,989	10,352,963	9,536,440	8,723,423	7,913,602	7,103,559	6,297,037	5,494,040	4,694,566	3,898,615	3,106,186	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	13,042,626	12,085,923	11,133,309	10,184,785	9,240,103	8,295,048	7,354,104	6,417,268	5,484,544	4,555,930	3,631,426	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

										Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	923,176	875,945	828,913	782,081	735,448	689,014	642,779	596,744	550,907	505,270	459,832	50%
2	Low density housing scheme (4 houses	4	£917,161	1,847,231	1,752,770	1,658,706	1,565,041	1,471,774	1,378,906	1,286,437	1,194,365	1,102,693	1,011,419	920,543	50%
3	Low density housing scheme (9 houses	9	£2,081,956	4,157,061	3,944,522	3,732,879	3,522,133	3,312,283	3,103,330	2,895,274	2,688,114	2,481,850	2,276,483	2,072,012	45%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,647,896	1,550,044	1,452,607	1,355,586	1,258,979	1,162,788	1,067,012	971,652	876,707	782,177	688,063	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,310,143	2,173,143	2,036,725	1,900,888	1,765,632	1,630,958	1,496,865	1,363,354	1,230,424	1,098,076	966,309	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,966,608	2,790,474	2,615,088	2,440,448	2,266,558	2,093,414	1,921,018	1,749,369	1,578,468	1,408,314	1,238,909	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	9,307,546	8,754,144	8,203,091	7,654,387	7,108,033	6,564,027	6,022,370	5,483,061	4,946,102	4,411,492	3,879,229	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	21,406,111	20,126,294	18,851,911	17,582,959	16,319,442	15,061,358	13,808,706	12,561,488	11,319,702	10,083,350	8,852,431	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	53,071,091	49,614,407	46,172,439	42,745,191	39,332,662	35,934,850	32,551,758	29,183,383	25,829,728	22,490,790	19,156,134	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	88,406,770	81,439,647	74,502,370	67,592,933	60,681,845	53,800,751	46,921,965	40,058,135	33,176,876	26,278,048	19,392,158	45%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	40,890,210	38,036,376	35,194,746	32,365,320	29,548,098	26,743,081	23,950,268	21,157,960	18,375,633	15,605,572	12,847,777	40%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	60,544,834	55,849,279	51,166,159	46,487,519	41,829,097	37,190,893	32,566,511	27,938,476	23,330,796	18,719,697	14,115,483	45%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	27,997,206	26,638,472	25,285,531	23,938,385	22,597,036	21,261,481	19,931,722	18,606,096	17,284,913	15,969,538	14,659,969	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,448,912	8,280,207	8,112,217	7,944,943	7,778,386	7,612,544	7,447,419	7,283,011	7,119,318	6,956,341	6,794,080	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	9,894,556	9,332,175	8,772,181	8,214,574	7,659,354	7,106,521	6,556,076	6,008,017	5,462,345	4,919,060	4,378,162	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	22,410,178	21,079,333	19,754,163	18,434,667	17,120,847	15,812,701	14,510,230	13,213,434	11,922,313	10,636,866	9,357,095	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	35,006,103	32,628,949	30,261,937	27,905,069	25,558,341	23,221,756	20,895,313	18,579,012	16,268,993	13,961,147	11,663,496	50%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	50,282,544	46,459,215	42,652,249	38,861,647	35,087,408	31,329,531	27,588,019	23,862,869	20,154,082	16,455,202	12,749,871	50%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	13,053,644	12,188,471	11,326,988	10,469,196	9,615,094	8,764,681	7,917,959	7,074,926	6,235,583	5,399,932	4,567,969	50%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	35,851,285	33,474,116	31,107,090	28,750,205	26,403,463	24,066,863	21,740,404	19,424,088	17,117,914	14,819,087	12,521,420	50%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	72,037,520	66,391,666	60,762,260	55,126,971	49,494,930	43,846,935	38,168,226	32,514,381	26,885,401	21,281,287	15,702,038	50%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	26,430,574	24,758,196	23,092,951	21,434,841	19,783,864	18,140,021	16,503,312	14,873,737	13,251,295	11,635,988	10,027,815	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	60,597,143	55,904,976	51,245,635	46,604,897	42,002,903	37,414,495	32,859,025	28,342,575	23,865,142	19,426,725	15,011,930	50%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	13,261,364	12,641,957	12,027,549	11,418,135	10,813,719	10,214,300	9,619,877	9,030,450	8,446,021	7,866,587	7,292,151	50%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	50,114,565	46,476,736	42,854,465	39,247,749	35,656,589	32,080,985	28,520,937	24,976,445	21,447,509	17,918,141	14,396,679	40%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	52,016,368	48,378,541	44,756,269	41,149,553	37,558,394	33,982,790	30,422,742	26,878,250	23,349,314	19,835,933	16,327,501	45%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	37,563,713	35,266,750	32,979,587	30,702,222	28,434,655	26,176,885	23,928,915	21,690,744	19,462,370	17,243,794	15,035,018	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	74,207,205	68,139,053	62,070,663	55,985,506	49,866,853	43,697,778	37,521,406	31,372,159	25,250,038	19,155,042	13,087,172	30%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	102,274,849	95,583,582	88,920,851	82,286,656	75,680,997	69,080,766	62,506,436	55,954,878	49,404,777	42,865,945	36,322,605	50%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	7,453,784	7,228,843	7,004,857	6,781,826	6,559,749	6,338,627	6,118,461	5,899,249	5,680,991	5,463,689	5,247,341	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	75,501,937	70,949,366	66,416,279	61,902,675	57,408,554	52,933,917	48,478,763	44,043,092	39,626,905	35,230,200	30,852,979	50%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	48,688,926	45,826,433	42,974,234	40,132,004	37,301,944	34,484,054	31,678,335	28,884,786	26,103,408	23,334,201	20,577,164	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	76,573,411	70,603,616	64,621,389	58,657,251	52,718,893	46,806,312	40,919,510	35,058,487	29,223,242	23,413,776	17,610,637	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	249,195,677	230,300,361	211,476,585	192,643,201	173,858,455	155,070,741	136,240,824	117,346,227	98,284,425	79,023,033	59,798,356	40%
35	High density mixed use flatted scheme (30 flats	30	£733,729	7,872,859	7,345,448	6,820,286	6,297,373	5,776,709	5,258,295	4,742,130	4,228,214	3,716,547	3,205,624	2,695,807	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	14,516,629	13,647,377	12,781,815	11,919,944	11,061,762	10,207,270	9,356,468	8,509,357	7,665,935	6,826,204	5,990,163	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	61,423,721	56,569,285	51,715,071	46,881,746	42,069,308	37,251,695	32,451,877	27,673,077	22,897,756	18,123,476	13,357,316	50%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	63,254,881	58,379,780	53,502,145	48,639,273	43,797,418	38,976,582	34,176,764	29,397,965	24,640,183	19,874,683	15,121,590	50%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	25,708,955	24,010,508	22,319,307	20,635,348	18,958,634	17,289,164	15,626,937	13,971,956	12,324,217	10,683,724	9,042,196	50%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	60,176,930	55,624,359	51,091,272	46,577,667	42,083,547	37,608,909	33,151,998	28,688,694	24,244,998	19,820,907	15,388,629	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	12,138,135	11,282,459	10,430,436	9,582,067	8,737,350	7,896,286	7,058,134	6,220,147	5,385,833	4,555,191	3,728,221	50%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	14,168,628	13,170,336	12,176,305	11,186,536	10,201,029	9,219,784	8,242,049	7,264,394	6,291,023	5,321,936	4,357,133	50%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	9,303,354	8,620,002	7,939,571	7,262,061	6,587,100	5,912,068	5,239,972	4,570,812	3,904,587	3,241,299	2,580,947	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	11,172,989	10,352,963	9,536,440	8,723,423	7,913,602	7,103,559	6,297,037	5,494,040	4,694,566	3,898,615	3,106,186	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	13,042,626	12,085,923	11,133,309	10,184,785	9,240,103	8,295,048	7,354,104	6,417,268	5,484,544	4,555,930	3,631,426	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

										Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	923,176	875,945	828,913	782,081	735,448	689,014	642,779	596,744	550,907	505,270	459,832	50%
2	Low density housing scheme (4 houses	4	£608,869	1,847,231	1,752,770	1,658,706	1,565,041	1,471,774	1,378,906	1,286,437	1,194,365	1,102,693	1,011,419	920,543	50%
3	Low density housing scheme (9 houses	9	£1,382,131	4,157,061	3,944,522	3,732,879	3,522,133	3,312,283	3,103,330	2,895,274	2,688,114	2,481,850	2,276,483	2,072,012	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,647,896	1,550,044	1,452,607	1,355,586	1,258,979	1,162,788	1,067,012	971,652	876,707	782,177	688,063	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,310,143	2,173,143	2,036,725	1,900,888	1,765,632	1,630,958	1,496,865	1,363,354	1,230,424	1,098,076	966,309	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,966,608	2,790,474	2,615,088	2,440,448	2,266,558	2,093,414	1,921,018	1,749,369	1,578,468	1,408,314	1,238,909	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	9,307,546	8,754,144	8,203,091	7,654,387	7,108,033	6,564,027	6,022,370	5,483,061	4,946,102	4,411,492	3,879,229	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	21,406,111	20,126,294	18,851,911	17,582,959	16,319,442	15,061,358	13,808,706	12,561,488	11,319,702	10,083,350	8,852,431	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	53,071,091	49,614,407	46,172,439	42,745,191	39,332,662	35,934,850	32,551,758	29,183,383	25,829,728	22,490,790	19,156,134	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	88,406,770	81,439,647	74,502,370	67,592,933	60,681,845	53,800,751	46,921,965	40,058,135	33,176,876	26,278,048	19,392,158	50%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	40,890,210	38,036,376	35,194,746	32,365,320	29,548,098	26,743,081	23,950,268	21,157,960	18,375,633	15,605,572	12,847,777	50%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	60,544,834	55,849,279	51,166,159	46,487,519	41,829,097	37,190,893	32,566,511	27,938,476	23,330,796	18,719,697	14,115,483	50%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	27,997,206	26,638,472	25,285,531	23,938,385	22,597,036	21,261,481	19,931,722	18,606,096	17,284,913	15,969,538	14,659,969	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,448,912	8,280,207	8,112,217	7,944,943	7,778,386	7,612,544	7,447,419	7,283,011	7,119,318	6,956,341	6,794,080	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	9,894,556	9,332,175	8,772,181	8,214,574	7,659,354	7,106,521	6,556,076	6,008,017	5,462,345	4,919,060	4,378,162	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	22,410,178	21,079,333	19,754,163	18,434,667	17,120,847	15,812,701	14,510,230	13,213,434	11,922,313	10,636,866	9,357,095	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	35,006,103	32,628,949	30,261,937	27,905,069	25,558,341	23,221,756	20,895,313	18,579,012	16,268,993	13,961,147	11,663,496	50%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	50,282,544	46,459,215	42,652,249	38,861,647	35,087,408	31,329,531	27,588,019	23,862,869	20,154,082	16,455,202	12,749,871	50%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	13,053,644	12,188,471	11,326,988	10,469,196	9,615,094	8,764,681	7,917,959	7,074,926	6,235,583	5,399,932	4,567,969	50%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	35,851,285	33,474,116	31,107,090	28,750,205	26,403,463	24,066,863	21,740,404	19,424,088	17,117,914	14,819,087	12,521,420	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	72,037,520	66,391,666	60,762,260	55,126,971	49,494,930	43,846,935	38,168,226	32,514,381	26,885,401	21,281,287	15,702,038	50%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	26,430,574	24,758,196	23,092,951	21,434,841	19,783,864	18,140,021	16,503,312	14,873,737	13,251,295	11,635,988	10,027,815	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	60,597,143	55,904,976	51,245,635	46,604,897	42,002,903	37,414,495	32,859,025	28,342,575	23,865,142	19,426,725	15,011,930	50%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	13,261,364	12,641,957	12,027,549	11,418,135	10,813,719	10,214,300	9,619,877	9,030,450	8,446,021	7,866,587	7,292,151	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	50,114,565	46,476,736	42,854,465	39,247,749	35,656,589	32,080,985	28,520,937	24,976,445	21,447,509	17,918,141	14,396,679	50%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	52,016,368	48,378,541	44,756,269	41,149,553	37,558,394	33,982,790	30,422,742	26,878,250	23,349,314	19,835,933	16,327,501	50%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	37,563,713	35,266,750	32,979,587	30,702,222	28,434,655	26,176,885	23,928,915	21,690,744	19,462,370	17,243,794	15,035,018	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	74,207,205	68,139,053	62,070,663	55,985,506	49,866,853	43,697,778	37,521,406	31,372,159	25,250,038	19,155,042	13,087,172	40%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	102,274,849	95,583,582	88,920,851	82,286,656	75,680,997	69,080,766	62,506,436	55,954,878	49,404,777	42,865,945	36,322,605	50%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	7,453,784	7,228,843	7,004,857	6,781,826	6,559,749	6,338,627	6,118,461	5,899,249	5,680,991	5,463,689	5,247,341	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	75,501,937	70,949,366	66,416,279	61,902,675	57,408,554	52,933,917	48,478,763	44,043,092	39,626,905	35,230,200	30,852,979	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	48,688,926	45,826,433	42,974,234	40,132,004	37,301,944	34,484,054	31,678,335	28,884,786	26,103,408	23,334,201	20,577,164	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	76,573,411	70,603,616	64,621,389	58,657,251	52,718,893	46,806,312	40,919,510	35,058,487	29,223,242	23,413,776	17,610,637	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	249,195,677	230,300,361	211,476,585	192,643,201	173,858,455	155,070,741	136,240,824	117,346,227	98,284,425	79,023,033	59,798,356	45%
35	High density mixed use flatted scheme (30 flats	30	£487,095	7,872,859	7,345,448	6,820,286	6,297,373	5,776,709	5,258,295	4,742,130	4,228,214	3,716,547	3,205,624	2,695,807	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	14,516,629	13,647,377	12,781,815	11,919,944	11,061,762	10,207,270	9,356,468	8,509,357	7,665,935	6,826,204	5,990,163	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	61,423,721	56,569,285	51,715,071	46,881,746	42,069,308	37,251,695	32,451,877	27,673,077	22,897,756	18,123,476	13,357,316	50%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	63,254,881	58,379,780	53,502,145	48,639,273	43,797,418	38,976,582	34,176,764	29,397,965	24,640,183	19,874,683	15,121,590	50%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	25,708,955	24,010,508	22,319,307	20,635,348	18,958,634	17,289,164	15,626,937	13,971,956	12,324,217	10,683,724	9,042,196	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	60,176,930	55,624,359	51,091,272	46,577,667	42,083,547	37,608,909	33,151,998	28,688,694	24,244,998	19,820,907	15,388,629	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	12,138,135	11,282,459	10,430,436	9,582,067	8,737,350	7,896,286	7,058,134	6,220,147	5,385,833	4,555,191	3,728,221	50%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	14,168,628	13,170,336	12,176,305	11,186,536	10,201,029	9,219,784	8,242,049	7,264,394	6,291,023	5,321,936	4,357,133	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	9,303,354	8,620,002	7,939,571	7,262,061	6,587,100	5,912,068	5,239,972	4,570,812	3,904,587	3,241,299	2,580,947	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	11,172,989	10,352,963	9,536,440	8,723,423	7,913,602	7,103,559	6,297,037	5,494,040	4,694,566	3,898,615	3,106,186	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	13,042,626	12,085,923	11,133,309	10,184,785	9,240,103	8,295,048	7,354,104	6,417,268	5,484,544	4,555,930	3,631,426	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

										Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	923,176	875,945	828,913	782,081	735,448	689,014	642,779	596,744	550,907	505,270	459,832	50%
2	Low density housing scheme (4 houses	4	£50,000	1,847,231	1,752,770	1,658,706	1,565,041	1,471,774	1,378,906	1,286,437	1,194,365	1,102,693	1,011,419	920,543	50%
3	Low density housing scheme (9 houses	9	£113,500	4,157,061	3,944,522	3,732,879	3,522,133	3,312,283	3,103,330	2,895,274	2,688,114	2,481,850	2,276,483	2,072,012	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,647,896	1,550,044	1,452,607	1,355,586	1,258,979	1,162,788	1,067,012	971,652	876,707	782,177	688,063	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,310,143	2,173,143	2,036,725	1,900,888	1,765,632	1,630,958	1,496,865	1,363,354	1,230,424	1,098,076	966,309	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,966,608	2,790,474	2,615,088	2,440,448	2,266,558	2,093,414	1,921,018	1,749,369	1,578,468	1,408,314	1,238,909	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	9,307,546	8,754,144	8,203,091	7,654,387	7,108,033	6,564,027	6,022,370	5,483,061	4,946,102	4,411,492	3,879,229	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	21,406,111	20,126,294	18,851,911	17,582,959	16,319,442	15,061,358	13,808,706	12,561,488	11,319,702	10,083,350	8,852,431	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	53,071,091	49,614,407	46,172,439	42,745,191	39,332,662	35,934,850	32,551,758	29,183,383	25,829,728	22,490,790	19,156,134	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	88,406,770	81,439,647	74,502,370	67,592,933	60,681,845	53,800,751	46,921,965	40,058,135	33,176,876	26,278,048	19,392,158	50%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	40,890,210	38,036,376	35,194,746	32,365,320	29,548,098	26,743,081	23,950,268	21,157,960	18,375,633	15,605,572	12,847,777	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	60,544,834	55,849,279	51,166,159	46,487,519	41,829,097	37,190,893	32,566,511	27,938,476	23,330,796	18,719,697	14,115,483	50%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	27,997,206	26,638,472	25,285,531	23,938,385	22,597,036	21,261,481	19,931,722	18,606,096	17,284,913	15,969,538	14,659,969	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,448,912	8,280,207	8,112,217	7,944,943	7,778,386	7,612,544	7,447,419	7,283,011	7,119,318	6,956,341	6,794,080	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	9,894,556	9,332,175	8,772,181	8,214,574	7,659,354	7,106,521	6,556,076	6,008,017	5,462,345	4,919,060	4,378,162	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	22,410,178	21,079,333	19,754,163	18,434,667	17,120,847	15,812,701	14,510,230	13,213,434	11,922,313	10,636,866	9,357,095	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	35,006,103	32,628,949	30,261,937	27,905,069	25,558,341	23,221,756	20,895,313	18,579,012	16,268,993	13,961,147	11,663,496	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	50,282,544	46,459,215	42,652,249	38,861,647	35,087,408	31,329,531	27,588,019	23,862,869	20,154,082	16,455,202	12,749,871	50%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	13,053,644	12,188,471	11,326,988	10,469,196	9,615,094	8,764,681	7,917,959	7,074,926	6,235,583	5,399,932	4,567,969	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	35,851,285	33,474,116	31,107,090	28,750,205	26,403,463	24,066,863	21,740,404	19,424,088	17,117,914	14,819,087	12,521,420	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	72,037,520	66,391,666	60,762,260	55,126,971	49,494,930	43,846,935	38,168,226	32,514,381	26,885,401	21,281,287	15,702,038	50%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	26,430,574	24,758,196	23,092,951	21,434,841	19,783,864	18,140,021	16,503,312	14,873,737	13,251,295	11,635,988	10,027,815	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	60,597,143	55,904,976	51,245,635	46,604,897	42,002,903	37,414,495	32,859,025	28,342,575	23,865,142	19,426,725	15,011,930	50%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	13,261,364	12,641,957	12,027,549	11,418,135	10,813,719	10,214,300	9,619,877	9,030,450	8,446,021	7,866,587	7,292,151	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	50,114,565	46,476,736	42,854,465	39,247,749	35,656,589	32,080,985	28,520,937	24,976,445	21,447,509	17,918,141	14,396,679	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	52,016,368	48,378,541	44,756,269	41,149,553	37,558,394	33,982,790	30,422,742	26,878,250	23,349,314	19,835,933	16,327,501	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	37,563,713	35,266,750	32,979,587	30,702,222	28,434,655	26,176,885	23,928,915	21,690,744	19,462,370	17,243,794	15,035,018	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	74,207,205	68,139,053	62,070,663	55,985,506	49,866,853	43,697,778	37,521,406	31,372,159	25,250,038	19,155,042	13,087,172	50%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	102,274,849	95,583,582	88,920,851	82,286,656	75,680,997	69,080,766	62,506,436	55,954,878	49,404,777	42,865,945	36,322,605	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	7,453,784	7,228,843	7,004,857	6,781,826	6,559,749	6,338,627	6,118,461	5,899,249	5,680,991	5,463,689	5,247,341	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	75,501,937	70,949,366	66,416,279	61,902,675	57,408,554	52,933,917	48,478,763	44,043,092	39,626,905	35,230,200	30,852,979	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	48,688,926	45,826,433	42,974,234	40,132,004	37,301,944	34,484,054	31,678,335	28,884,786	26,103,408	23,334,201	20,577,164	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	76,573,411	70,603,616	64,621,389	58,657,251	52,718,893	46,806,312	40,919,510	35,058,487	29,223,242	23,413,776	17,610,637	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	249,195,677	230,300,361	211,476,585	192,643,201	173,858,455	155,070,741	136,240,824	117,346,227	98,284,425	79,023,033	59,798,356	50%
35	High density mixed use flatted scheme (30 flats	30	£40,000	7,872,859	7,345,448	6,820,286	6,297,373	5,776,709	5,258,295	4,742,130	4,228,214	3,716,547	3,205,624	2,695,807	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	14,516,629	13,647,377	12,781,815	11,919,944	11,061,762	10,207,270	9,356,468	8,509,357	7,665,935	6,826,204	5,990,163	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	61,423,721	56,569,285	51,715,071	46,881,746	42,069,308	37,251,695	32,451,877	27,673,077	22,897,756	18,123,476	13,357,316	50%
38	High density mixed use flatted scheme (400 flats	400	£565,000	63,254,881	58,379,780	53,502,145	48,639,273	43,797,418	38,976,582	34,176,764	29,397,965	24,640,183	19,874,683	15,121,590	50%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	25,708,955	24,010,508	22,319,307	20,635,348	18,958,634	17,289,164	15,626,937	13,971,956	12,324,217	10,683,724	9,042,196	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	60,176,930	55,624,359	51,091,272	46,577,667	42,083,547	37,608,909	33,151,998	28,688,694	24,244,998	19,820,907	15,388,629	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	12,138,135	11,282,459	10,430,436	9,582,067	8,737,350	7,896,286	7,058,134	6,220,147	5,385,833	4,555,191	3,728,221	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	14,168,628	13,170,336	12,176,305	11,186,536	10,201,029	9,219,784	8,242,049	7,264,394	6,291,023	5,321,936	4,357,133	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	9,303,354	8,620,002	7,939,571	7,262,061	6,587,100	5,912,068	5,239,972	4,570,812	3,904,587	3,241,299	2,580,947	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	11,172,989	10,352,963	9,536,440	8,723,423	7,913,602	7,103,559	6,297,037	5,494,040	4,694,566	3,898,615	3,106,186	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	13,042,626	12,085,923	11,133,309	10,184,785	9,240,103	8,295,048	7,354,104	6,417,268	5,484,544	4,555,930	3,631,426	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £12,688 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	1,013,658	961,714	909,989	858,483	807,197	756,129	705,281	654,651	604,241	554,050	504,078	20%
2	Low density housing scheme (4 houses	4	£1,543,757	2,028,196	1,924,307	1,820,858	1,717,846	1,615,273	1,513,136	1,411,439	1,310,181	1,209,360	1,108,978	1,009,034	20%
3	Low density housing scheme (9 houses	9	£3,504,327	4,564,231	4,330,482	4,097,720	3,865,943	3,635,153	3,405,349	3,176,531	2,948,699	2,721,852	2,495,992	2,271,118	20%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,840,171	1,732,303	1,624,893	1,517,940	1,411,445	1,305,408	1,199,828	1,094,706	990,041	885,834	782,085	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,579,327	2,428,305	2,277,924	2,128,185	1,979,084	1,830,626	1,682,807	1,535,629	1,389,092	1,243,196	1,097,940	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,312,702	3,118,540	2,925,202	2,732,687	2,540,996	2,350,129	2,160,086	1,970,866	1,782,471	1,594,898	1,408,150	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	10,406,733	9,796,074	9,188,007	8,582,531	7,979,645	7,379,350	6,781,645	6,186,531	5,594,008	5,004,076	4,416,733	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	23,994,470	22,579,827	21,171,186	19,768,547	18,371,910	16,981,277	15,596,644	14,218,015	12,845,389	11,478,765	10,118,142	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	60,301,660	56,477,259	52,662,121	48,860,793	45,075,776	41,307,072	37,554,679	33,818,598	30,098,828	26,395,370	22,708,223	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	102,858,514	95,165,531	87,505,455	79,872,027	72,246,673	64,654,365	57,079,443	49,513,814	41,954,147	34,391,148	26,799,582	40%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	46,871,213	43,705,830	40,553,967	37,415,624	34,290,800	31,179,496	28,081,712	24,997,448	21,926,704	18,860,352	15,800,029	25%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	70,647,168	65,425,385	60,225,940	55,048,832	49,894,061	44,755,889	39,617,866	34,502,305	29,405,467	24,299,449	19,212,552	35%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	30,758,124	29,255,573	27,759,425	26,269,402	24,783,653	23,304,315	21,831,391	20,364,878	18,904,777	17,451,088	16,003,811	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,784,026	8,597,865	8,412,493	8,227,910	8,044,118	7,861,116	7,678,904	7,497,481	7,316,848	7,137,004	6,957,951	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	11,011,604	10,391,037	9,773,102	9,157,799	8,545,130	7,935,094	7,327,690	6,722,918	6,120,780	5,521,273	4,924,401	50%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	25,083,344	23,613,254	22,149,427	20,691,863	19,240,562	17,795,524	16,356,749	14,924,236	13,497,986	12,078,000	10,664,276	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	39,905,205	37,272,859	34,651,733	32,041,826	29,443,139	26,855,671	24,279,424	21,714,396	19,160,587	16,617,999	14,081,650	50%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	58,284,648	54,052,733	49,830,250	45,625,891	41,439,659	37,271,550	33,121,568	28,989,711	24,875,978	20,780,372	16,702,890	50%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	14,809,965	13,853,306	12,900,723	11,952,217	11,007,787	10,067,433	9,131,156	8,198,956	7,270,831	6,346,784	5,426,812	50%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	40,750,389	38,118,027	35,496,885	32,886,963	30,288,261	27,700,778	25,124,515	22,559,472	20,005,648	17,463,044	14,931,661	50%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	83,749,953	77,540,419	71,338,222	65,157,875	58,967,785	52,782,311	46,585,577	40,356,673	34,108,267	27,887,422	21,694,138	45%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	29,825,462	27,979,983	26,142,369	24,312,617	22,490,730	20,675,450	18,864,449	17,061,334	15,266,105	13,478,761	11,699,304	50%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	70,142,917	64,956,324	59,804,405	54,678,898	49,596,057	44,540,996	39,513,792	34,507,145	29,530,155	24,596,409	19,705,908	50%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	14,464,815	13,780,296	13,101,293	12,427,807	11,759,838	11,097,385	10,440,449	9,789,030	9,143,127	8,502,741	7,867,871	35%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	57,699,350	53,680,319	49,676,376	45,676,430	41,693,715	37,728,231	33,779,977	29,848,952	25,935,160	22,038,598	18,158,501	25%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	59,572,572	55,553,541	51,551,674	47,566,970	43,595,519	39,630,034	35,681,780	31,750,757	27,836,964	23,940,402	20,061,071	40%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	42,263,918	39,722,124	37,191,162	34,671,032	32,161,734	29,663,268	27,175,635	24,698,834	22,232,866	19,777,729	17,333,425	50%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	86,991,294	80,328,951	73,667,821	67,011,422	60,341,933	53,641,322	46,891,343	40,073,530	33,264,129	26,484,843	19,735,673	20%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	115,825,236	108,447,468	101,101,133	93,786,230	86,487,165	79,212,174	71,968,718	64,749,006	57,537,834	50,350,153	43,163,626	45%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	7,900,603	7,652,387	7,405,226	7,159,116	6,914,060	6,670,057	6,427,107	6,185,209	5,944,365	5,704,574	5,465,836	35%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	85,011,787	79,963,852	74,937,491	69,932,705	64,949,494	59,987,858	55,047,799	50,129,313	45,232,404	40,357,070	35,503,311	50%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	54,526,780	51,360,196	48,207,049	45,067,337	41,941,063	38,828,225	35,728,825	32,642,860	29,568,690	26,503,596	23,451,965	50%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	89,062,457	82,482,692	75,923,830	69,355,888	62,797,244	56,233,798	49,698,927	43,192,629	36,714,907	30,265,759	23,845,185	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	288,379,219	267,528,386	246,766,731	226,048,274	205,367,796	184,716,992	164,087,565	143,424,599	122,672,533	101,775,147	80,574,924	25%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	8,937,174	8,354,323	7,773,956	7,196,071	6,620,670	6,047,752	5,477,317	4,909,366	4,343,898	3,780,913	3,220,412	50%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	16,272,948	15,312,211	14,355,549	13,402,964	12,454,455	11,510,023	10,569,667	9,633,387	8,701,183	7,773,056	6,849,005	50%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	71,566,385	66,186,032	60,828,653	55,494,291	50,182,948	44,868,498	39,576,030	34,288,357	29,008,066	23,751,066	18,481,340	50%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	73,456,962	68,076,564	62,695,231	57,333,345	51,993,871	46,643,703	41,316,828	36,013,244	30,732,953	25,475,953	20,232,547	50%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	29,160,102	27,281,886	25,411,673	23,549,465	21,695,258	19,849,056	18,010,856	16,180,660	14,358,467	12,544,276	10,738,089	50%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	69,681,859	64,638,844	59,612,483	54,607,697	49,624,487	44,662,851	39,722,792	34,804,306	29,907,157	24,999,599	20,113,760	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	13,899,279	12,951,866	12,008,493	11,069,161	10,133,868	9,202,616	8,275,405	7,352,235	6,433,104	5,513,503	4,597,458	50%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	16,223,296	15,117,977	14,017,371	12,921,479	11,830,301	10,743,836	9,662,085	8,585,048	7,512,725	6,439,967	5,371,244	50%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	10,718,559	9,961,489	9,207,652	8,457,047	7,709,675	6,965,534	6,224,626	5,484,982	4,746,551	4,011,371	3,279,440	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	12,871,236	11,962,748	11,058,138	10,157,407	9,260,554	8,367,581	7,478,485	6,591,044	5,704,923	4,822,701	3,944,380	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	15,023,913	13,964,005	12,908,623	11,857,766	10,811,434	9,769,628	8,732,346	7,697,107	6,663,294	5,634,031	4,609,319	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	1,013,658	961,714	909,989	858,483	807,197	756,129	705,281	654,651	604,241	554,050	504,078	50%
2	Low density housing scheme (4 houses	4	£917,161	2,028,196	1,924,307	1,820,858	1,717,846	1,615,273	1,513,136	1,411,439	1,310,181	1,209,360	1,108,978	1,009,034	50%
3	Low density housing scheme (9 houses	9	£2,081,956	4,564,231	4,330,482	4,097,720	3,865,943	3,635,153	3,405,349	3,176,531	2,948,699	2,721,852	2,495,992	2,271,118	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,840,171	1,732,303	1,624,893	1,517,940	1,411,445	1,305,408	1,199,828	1,094,706	990,041	885,834	782,085	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,579,327	2,428,305	2,277,924	2,128,185	1,979,084	1,830,626	1,682,807	1,535,629	1,389,092	1,243,196	1,097,940	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,312,702	3,118,540	2,925,202	2,732,687	2,540,996	2,350,129	2,160,086	1,970,866	1,782,471	1,594,898	1,408,150	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	10,406,733	9,796,074	9,188,007	8,582,531	7,979,645	7,379,350	6,781,645	6,186,531	5,594,008	5,004,076	4,416,733	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	23,994,470	22,579,827	21,171,186	19,768,547	18,371,910	16,981,277	15,596,644	14,218,015	12,845,389	11,478,765	10,118,142	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	60,301,660	56,477,259	52,662,121	48,860,793	45,075,776	41,307,072	37,554,679	33,818,598	30,098,828	26,395,370	22,708,223	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	102,858,514	95,165,531	87,505,455	79,872,027	72,246,673	64,654,365	57,079,443	49,513,814	41,954,147	34,391,148	26,799,582	50%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	46,871,213	43,705,830	40,553,967	37,415,624	34,290,800	31,179,496	28,081,712	24,997,448	21,926,704	18,860,352	15,800,029	45%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	70,647,168	65,425,385	60,225,940	55,048,832	49,894,061	44,755,889	39,617,866	34,502,305	29,405,467	24,299,449	19,212,552	50%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	30,758,124	29,255,573	27,759,425	26,269,402	24,783,653	23,304,315	21,831,391	20,364,878	18,904,777	17,451,088	16,003,811	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,784,026	8,597,865	8,412,493	8,227,910	8,044,118	7,861,116	7,678,904	7,497,481	7,316,848	7,137,004	6,957,951	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	11,011,604	10,391,037	9,773,102	9,157,799	8,545,130	7,935,094	7,327,690	6,722,918	6,120,780	5,521,273	4,924,401	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	25,083,344	23,613,254	22,149,427	20,691,863	19,240,562	17,795,524	16,356,749	14,924,236	13,497,986	12,078,000	10,664,276	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	39,905,205	37,272,859	34,651,733	32,041,826	29,443,139	26,855,671	24,279,424	21,714,396	19,160,587	16,617,999	14,081,650	50%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	58,284,648	54,052,733	49,830,250	45,625,891	41,439,659	37,271,550	33,121,568	28,989,711	24,875,978	20,780,372	16,702,890	50%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	14,809,965	13,853,306	12,900,723	11,952,217	11,007,787	10,067,433	9,131,156	8,198,956	7,270,831	6,346,784	5,426,812	50%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	40,750,389	38,118,027	35,496,885	32,886,963	30,288,261	27,700,778	25,124,515	22,559,472	20,005,648	17,463,044	14,931,661	50%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	83,749,953	77,540,419	71,338,222	65,157,875	58,967,785	52,782,311	46,585,577	40,356,673	34,108,267	27,887,422	21,694,138	50%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	29,825,462	27,979,983	26,142,369	24,312,617	22,490,730	20,675,450	18,864,449	17,061,334	15,266,105	13,478,761	11,699,304	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	70,142,917	64,956,324	59,804,405	54,678,898	49,596,057	44,540,996	39,513,792	34,507,145	29,530,155	24,596,409	19,705,908	50%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	14,464,815	13,780,296	13,101,293	12,427,807	11,759,838	11,097,385	10,440,449	9,789,030	9,143,127	8,502,741	7,867,871	50%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	57,699,350	53,680,319	49,676,376	45,676,430	41,693,715	37,728,231	33,779,977	29,848,952	25,935,160	22,038,598	18,158,501	45%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	59,572,572	55,553,541	51,551,674	47,566,970	43,595,519	39,630,034	35,681,780	31,750,757	27,836,964	23,940,402	20,061,071	50%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	42,263,918	39,722,124	37,191,162	34,671,032	32,161,734	29,663,268	27,175,635	24,698,834	22,232,866	19,777,729	17,333,425	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	86,991,294	80,328,951	73,667,821	67,011,422	60,341,933	53,641,322	46,891,343	40,073,530	33,264,129	26,484,843	19,735,673	40%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	115,825,236	108,447,468	101,101,133	93,786,230	86,487,165	79,212,174	71,968,718	64,749,006	57,537,834	50,350,153	43,163,626	50%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	7,900,603	7,652,387	7,405,226	7,159,116	6,914,060	6,670,057	6,427,107	6,185,209	5,944,365	5,704,574	5,465,836	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	85,011,787	79,963,852	74,937,491	69,932,705	64,949,494	59,987,858	55,047,799	50,129,313	45,232,404	40,357,070	35,503,311	50%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	54,526,780	51,360,196	48,207,049	45,067,337	41,941,063	38,828,225	35,728,825	32,642,860	29,568,690	26,503,596	23,451,965	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	89,062,457	82,482,692	75,923,830	69,355,888	62,797,244	56,233,798	49,698,927	43,192,629	36,714,907	30,265,759	23,845,185	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	288,379,219	267,528,386	246,766,731	226,048,274	205,367,796	184,716,992	164,087,565	143,424,599	122,672,533	101,775,147	80,574,924	45%
35	High density mixed use flatted scheme (30 flats	30	£733,729	8,937,174	8,354,323	7,773,956	7,196,071	6,620,670	6,047,752	5,477,317	4,909,366	4,343,898	3,780,913	3,220,412	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	16,272,948	15,312,211	14,355,549	13,402,964	12,454,455	11,510,023	10,569,667	9,633,387	8,701,183	7,773,056	6,849,005	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	71,566,385	66,186,032	60,828,653	55,494,291	50,182,948	44,868,498	39,576,030	34,288,357	29,008,066	23,751,066	18,481,340	50%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	73,456,962	68,076,564	62,695,231	57,333,345	51,993,871	46,643,703	41,316,828	36,013,244	30,732,953	25,475,953	20,232,547	50%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	29,160,102	27,281,886	25,411,673	23,549,465	21,695,258	19,849,056	18,010,856	16,180,660	14,358,467	12,544,276	10,738,089	50%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	69,681,859	64,638,844	59,612,483	54,607,697	49,624,487	44,662,851	39,722,792	34,804,306	29,907,157	24,999,599	20,113,760	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	13,899,279	12,951,866	12,008,493	11,069,161	10,133,868	9,202,616	8,275,405	7,352,235	6,433,104	5,513,503	4,597,458	50%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	16,223,296	15,117,977	14,017,371	12,921,479	11,830,301	10,743,836	9,662,085	8,585,048	7,512,725	6,439,967	5,371,244	50%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	10,718,559	9,961,489	9,207,652	8,457,047	7,709,675	6,965,534	6,224,626	5,484,982	4,746,551	4,011,371	3,279,440	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	12,871,236	11,962,748	11,058,138	10,157,407	9,260,554	8,367,581	7,478,485	6,591,044	5,704,923	4,822,701	3,944,380	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	15,023,913	13,964,005	12,908,623	11,857,766	10,811,434	9,769,628	8,732,346	7,697,107	6,663,294	5,634,031	4,609,319	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	1,013,658	961,714	909,989	858,483	807,197	756,129	705,281	654,651	604,241	554,050	504,078	50%
2	Low density housing scheme (4 houses	4	£608,869	2,028,196	1,924,307	1,820,858	1,717,846	1,615,273	1,513,136	1,411,439	1,310,181	1,209,360	1,108,978	1,009,034	50%
3	Low density housing scheme (9 houses	9	£1,382,131	4,564,231	4,330,482	4,097,720	3,865,943	3,635,153	3,405,349	3,176,531	2,948,699	2,721,852	2,495,992	2,271,118	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,840,171	1,732,303	1,624,893	1,517,940	1,411,445	1,305,408	1,199,828	1,094,706	990,041	885,834	782,085	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,579,327	2,428,305	2,277,924	2,128,185	1,979,084	1,830,626	1,682,807	1,535,629	1,389,092	1,243,196	1,097,940	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,312,702	3,118,540	2,925,202	2,732,687	2,540,996	2,350,129	2,160,086	1,970,866	1,782,471	1,594,898	1,408,150	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	10,406,733	9,796,074	9,188,007	8,582,531	7,979,645	7,379,350	6,781,645	6,186,531	5,594,008	5,004,076	4,416,733	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	23,994,470	22,579,827	21,171,186	19,768,547	18,371,910	16,981,277	15,596,644	14,218,015	12,845,389	11,478,765	10,118,142	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	60,301,660	56,477,259	52,662,121	48,860,793	45,075,776	41,307,072	37,554,679	33,818,598	30,098,828	26,395,370	22,708,223	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	102,858,514	95,165,531	87,505,455	79,872,027	72,246,673	64,654,365	57,079,443	49,513,814	41,954,147	34,391,148	26,799,582	50%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	46,871,213	43,705,830	40,553,967	37,415,624	34,290,800	31,179,496	28,081,712	24,997,448	21,926,704	18,860,352	15,800,029	50%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	70,647,168	65,425,385	60,225,940	55,048,832	49,894,061	44,755,889	39,617,866	34,502,305	29,405,467	24,299,449	19,212,552	50%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	30,758,124	29,255,573	27,759,425	26,269,402	24,783,653	23,304,315	21,831,391	20,364,878	18,904,777	17,451,088	16,003,811	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,784,026	8,597,865	8,412,493	8,227,910	8,044,118	7,861,116	7,678,904	7,497,481	7,316,848	7,137,004	6,957,951	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	11,011,604	10,391,037	9,773,102	9,157,799	8,545,130	7,935,094	7,327,690	6,722,918	6,120,780	5,521,273	4,924,401	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	25,083,344	23,613,254	22,149,427	20,691,863	19,240,562	17,795,524	16,356,749	14,924,236	13,497,986	12,078,000	10,664,276	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	39,905,205	37,272,859	34,651,733	32,041,826	29,443,139	26,855,671	24,279,424	21,714,396	19,160,587	16,617,999	14,081,650	50%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	58,284,648	54,052,733	49,830,250	45,625,891	41,439,659	37,271,550	33,121,568	28,989,711	24,875,978	20,780,372	16,702,890	50%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	14,809,965	13,853,306	12,900,723	11,952,217	11,007,787	10,067,433	9,131,156	8,198,956	7,270,831	6,346,784	5,426,812	50%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	40,750,389	38,118,027	35,496,885	32,886,963	30,288,261	27,700,778	25,124,515	22,559,472	20,005,648	17,463,044	14,931,661	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	83,749,953	77,540,419	71,338,222	65,157,875	58,967,785	52,782,311	46,585,577	40,356,673	34,108,267	27,887,422	21,694,138	50%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	29,825,462	27,979,983	26,142,369	24,312,617	22,490,730	20,675,450	18,864,449	17,061,334	15,266,105	13,478,761	11,699,304	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	70,142,917	64,956,324	59,804,405	54,678,898	49,596,057	44,540,996	39,513,792	34,507,145	29,530,155	24,596,409	19,705,908	50%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	14,464,815	13,780,296	13,101,293	12,427,807	11,759,838	11,097,385	10,440,449	9,789,030	9,143,127	8,502,741	7,867,871	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	57,699,350	53,680,319	49,676,376	45,676,430	41,693,715	37,728,231	33,779,977	29,848,952	25,935,160	22,038,598	18,158,501	50%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	59,572,572	55,553,541	51,551,674	47,566,970	43,595,519	39,630,034	35,681,780	31,750,757	27,836,964	23,940,402	20,061,071	50%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	42,263,918	39,722,124	37,191,162	34,671,032	32,161,734	29,663,268	27,175,635	24,698,834	22,232,866	19,777,729	17,333,425	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	86,991,294	80,328,951	73,667,821	67,011,422	60,341,933	53,641,322	46,891,343	40,073,530	33,264,129	26,484,843	19,735,673	45%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	115,825,236	108,447,468	101,101,133	93,786,230	86,487,165	79,212,174	71,968,718	64,749,006	57,537,834	50,350,153	43,163,626	50%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	7,900,603	7,652,387	7,405,226	7,159,116	6,914,060	6,670,057	6,427,107	6,185,209	5,944,365	5,704,574	5,465,836	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	85,011,787	79,963,852	74,937,491	69,932,705	64,949,494	59,987,858	55,047,799	50,129,313	45,232,404	40,357,070	35,503,311	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	54,526,780	51,360,196	48,207,049	45,067,337	41,941,063	38,828,225	35,728,825	32,642,860	29,568,690	26,503,596	23,451,965	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	89,062,457	82,482,692	75,923,830	69,355,888	62,797,244	56,233,798	49,698,927	43,192,629	36,714,907	30,265,759	23,845,185	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	288,379,219	267,528,386	246,766,731	226,048,274	205,367,796	184,716,992	164,087,565	143,424,599	122,672,533	101,775,147	80,574,924	50%
35	High density mixed use flatted scheme (30 flats	30	£487,095	8,937,174	8,354,323	7,773,956	7,196,071	6,620,670	6,047,752	5,477,317	4,909,366	4,343,898	3,780,913	3,220,412	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	16,272,948	15,312,211	14,355,549	13,402,964	12,454,455	11,510,023	10,569,667	9,633,387	8,701,183	7,773,056	6,849,005	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	71,566,385	66,186,032	60,828,653	55,494,291	50,182,948	44,868,498	39,576,030	34,288,357	29,008,066	23,751,066	18,481,340	50%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	73,456,962	68,076,564	62,695,231	57,333,345	51,993,871	46,643,703	41,316,828	36,013,244	30,732,953	25,475,953	20,232,547	50%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	29,160,102	27,281,886	25,411,673	23,549,465	21,695,258	19,849,056	18,010,856	16,180,660	14,358,467	12,544,276	10,738,089	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	69,681,859	64,638,844	59,612,483	54,607,697	49,624,487	44,662,851	39,722,792	34,804,306	29,907,157	24,999,599	20,113,760	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	13,899,279	12,951,866	12,008,493	11,069,161	10,133,868	9,202,616	8,275,405	7,352,235	6,433,104	5,513,503	4,597,458	50%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	16,223,296	15,117,977	14,017,371	12,921,479	11,830,301	10,743,836	9,662,085	8,585,048	7,512,725	6,439,967	5,371,244	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	10,718,559	9,961,489	9,207,652	8,457,047	7,709,675	6,965,534	6,224,626	5,484,982	4,746,551	4,011,371	3,279,440	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	12,871,236	11,962,748	11,058,138	10,157,407	9,260,554	8,367,581	7,478,485	6,591,044	5,704,923	4,822,701	3,944,380	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	15,023,913	13,964,005	12,908,623	11,857,766	10,811,434	9,769,628	8,732,346	7,697,107	6,663,294	5,634,031	4,609,319	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	1,013,658	961,714	909,989	858,483	807,197	756,129	705,281	654,651	604,241	554,050	504,078	50%
2	Low density housing scheme (4 houses	4	£50,000	2,028,196	1,924,307	1,820,858	1,717,846	1,615,273	1,513,136	1,411,439	1,310,181	1,209,360	1,108,978	1,009,034	50%
3	Low density housing scheme (9 houses	9	£113,500	4,564,231	4,330,482	4,097,720	3,865,943	3,635,153	3,405,349	3,176,531	2,948,699	2,721,852	2,495,992	2,271,118	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,840,171	1,732,303	1,624,893	1,517,940	1,411,445	1,305,408	1,199,828	1,094,706	990,041	885,834	782,085	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,579,327	2,428,305	2,277,924	2,128,185	1,979,084	1,830,626	1,682,807	1,535,629	1,389,092	1,243,196	1,097,940	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,312,702	3,118,540	2,925,202	2,732,687	2,540,996	2,350,129	2,160,086	1,970,866	1,782,471	1,594,898	1,408,150	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	10,406,733	9,796,074	9,188,007	8,582,531	7,979,645	7,379,350	6,781,645	6,186,531	5,594,008	5,004,076	4,416,733	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	23,994,470	22,579,827	21,171,186	19,768,547	18,371,910	16,981,277	15,596,644	14,218,015	12,845,389	11,478,765	10,118,142	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	60,301,660	56,477,259	52,662,121	48,860,793	45,075,776	41,307,072	37,554,679	33,818,598	30,098,828	26,395,370	22,708,223	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	102,858,514	95,165,531	87,505,455	79,872,027	72,246,673	64,654,365	57,079,443	49,513,814	41,954,147	34,391,148	26,799,582	50%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	46,871,213	43,705,830	40,553,967	37,415,624	34,290,800	31,179,496	28,081,712	24,997,448	21,926,704	18,860,352	15,800,029	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	70,647,168	65,425,385	60,225,940	55,048,832	49,894,061	44,755,889	39,617,866	34,502,305	29,405,467	24,299,449	19,212,552	50%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	30,758,124	29,255,573	27,759,425	26,269,402	24,783,653	23,304,315	21,831,391	20,364,878	18,904,777	17,451,088	16,003,811	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,784,026	8,597,865	8,412,493	8,227,910	8,044,118	7,861,116	7,678,904	7,497,481	7,316,848	7,137,004	6,957,951	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	11,011,604	10,391,037	9,773,102	9,157,799	8,545,130	7,935,094	7,327,690	6,722,918	6,120,780	5,521,273	4,924,401	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	25,083,344	23,613,254	22,149,427	20,691,863	19,240,562	17,795,524	16,356,749	14,924,236	13,497,986	12,078,000	10,664,276	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	39,905,205	37,272,859	34,651,733	32,041,826	29,443,139	26,855,671	24,279,424	21,714,396	19,160,587	16,617,999	14,081,650	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	58,284,648	54,052,733	49,830,250	45,625,891	41,439,659	37,271,550	33,121,568	28,989,711	24,875,978	20,780,372	16,702,890	50%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	14,809,965	13,853,306	12,900,723	11,952,217	11,007,787	10,067,433	9,131,156	8,198,956	7,270,831	6,346,784	5,426,812	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	40,750,389	38,118,027	35,496,885	32,886,963	30,288,261	27,700,778	25,124,515	22,559,472	20,005,648	17,463,044	14,931,661	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	83,749,953	77,540,419	71,338,222	65,157,875	58,967,785	52,782,311	46,585,577	40,356,673	34,108,267	27,887,422	21,694,138	50%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	29,825,462	27,979,983	26,142,369	24,312,617	22,490,730	20,675,450	18,864,449	17,061,334	15,266,105	13,478,761	11,699,304	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	70,142,917	64,956,324	59,804,405	54,678,898	49,596,057	44,540,996	39,513,792	34,507,145	29,530,155	24,596,409	19,705,908	50%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	14,464,815	13,780,296	13,101,293	12,427,807	11,759,838	11,097,385	10,440,449	9,789,030	9,143,127	8,502,741	7,867,871	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	57,699,350	53,680,319	49,676,376	45,676,430	41,693,715	37,728,231	33,779,977	29,848,952	25,935,160	22,038,598	18,158,501	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	59,572,572	55,553,541	51,551,674	47,566,970	43,595,519	39,630,034	35,681,780	31,750,757	27,836,964	23,940,402	20,061,071	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	42,263,918	39,722,124	37,191,162	34,671,032	32,161,734	29,663,268	27,175,635	24,698,834	22,232,866	19,777,729	17,333,425	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	86,991,294	80,328,951	73,667,821	67,011,422	60,341,933	53,641,322	46,891,343	40,073,530	33,264,129	26,484,843	19,735,673	50%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	115,825,236	108,447,468	101,101,133	93,786,230	86,487,165	79,212,174	71,968,718	64,749,006	57,537,834	50,350,153	43,163,626	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	7,900,603	7,652,387	7,405,226	7,159,116	6,914,060	6,670,057	6,427,107	6,185,209	5,944,365	5,704,574	5,465,836	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	85,011,787	79,963,852	74,937,491	69,932,705	64,949,494	59,987,858	55,047,799	50,129,313	45,232,404	40,357,070	35,503,311	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	54,526,780	51,360,196	48,207,049	45,067,337	41,941,063	38,828,225	35,728,825	32,642,860	29,568,690	26,503,596	23,451,965	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	89,062,457	82,482,692	75,923,830	69,355,888	62,797,244	56,233,798	49,698,927	43,192,629	36,714,907	30,265,759	23,845,185	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	288,379,219	267,528,386	246,766,731	226,048,274	205,367,796	184,716,992	164,087,565	143,424,599	122,672,533	101,775,147	80,574,924	50%
35	High density mixed use flatted scheme (30 flats	30	£40,000	8,937,174	8,354,323	7,773,956	7,196,071	6,620,670	6,047,752	5,477,317	4,909,366	4,343,898	3,780,913	3,220,412	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	16,272,948	15,312,211	14,355,549	13,402,964	12,454,455	11,510,023	10,569,667	9,633,387	8,701,183	7,773,056	6,849,005	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	71,566,385	66,186,032	60,828,653	55,494,291	50,182,948	44,868,498	39,576,030	34,288,357	29,008,066	23,751,066	18,481,340	50%
38	High density mixed use flatted scheme (400 flats	400	£565,000	73,456,962	68,076,564	62,695,231	57,333,345	51,993,871	46,643,703	41,316,828	36,013,244	30,732,953	25,475,953	20,232,547	50%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	29,160,102	27,281,886	25,411,673	23,549,465	21,695,258	19,849,056	18,010,856	16,180,660	14,358,467	12,544,276	10,738,089	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	69,681,859	64,638,844	59,612,483	54,607,697	49,624,487	44,662,851	39,722,792	34,804,306	29,907,157	24,999,599	20,113,760	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	13,899,279	12,951,866	12,008,493	11,069,161	10,133,868	9,202,616	8,275,405	7,352,235	6,433,104	5,513,503	4,597,458	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	16,223,296	15,117,977	14,017,371	12,921,479	11,830,301	10,743,836	9,662,085	8,585,048	7,512,725	6,439,967	5,371,244	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	10,718,559	9,961,489	9,207,652	8,457,047	7,709,675	6,965,534	6,224,626	5,484,982	4,746,551	4,011,371	3,279,440	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	12,871,236	11,962,748	11,058,138	10,157,407	9,260,554	8,367,581	7,478,485	6,591,044	5,704,923	4,822,701	3,944,380	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	15,023,913	13,964,005	12,908,623	11,857,766	10,811,434	9,769,628	8,732,346	7,697,107	6,663,294	5,634,031	4,609,319	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £13,464 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	1,100,200	1,043,748	987,534	931,558	875,821	820,321	765,060	710,037	655,252	600,706	546,397	25%
2	Low density housing scheme (4 houses	4	£1,543,757	2,201,279	2,088,374	1,975,946	1,863,995	1,752,520	1,641,521	1,530,998	1,420,952	1,311,383	1,202,289	1,093,672	25%
3	Low density housing scheme (9 houses	9	£3,504,327	4,953,668	4,699,633	4,446,671	4,194,780	3,943,961	3,694,214	3,445,538	3,197,934	2,951,403	2,705,942	2,461,554	25%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,022,593	1,905,223	1,788,350	1,671,976	1,556,099	1,440,720	1,325,839	1,211,455	1,097,569	984,181	871,290	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,834,719	2,670,394	2,506,766	2,343,835	2,181,600	2,020,062	1,859,222	1,699,078	1,539,630	1,380,880	1,222,827	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,641,063	3,429,797	3,219,427	3,009,953	2,801,374	2,593,692	2,386,905	2,181,014	1,976,020	1,771,921	1,568,718	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	11,447,866	10,782,976	10,120,906	9,461,655	8,805,224	8,151,612	7,500,820	6,852,848	6,207,696	5,565,363	4,925,849	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	26,440,437	24,898,385	23,362,872	21,833,899	20,311,466	18,795,575	17,286,224	15,783,413	14,287,143	12,797,413	11,314,224	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	67,046,017	62,870,303	58,712,344	54,572,138	50,449,685	46,344,828	42,246,127	38,165,231	34,102,141	30,056,856	26,029,378	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	116,289,303	107,921,825	99,570,953	91,248,300	82,961,516	74,710,599	66,462,500	58,247,789	50,039,745	41,844,730	33,635,744	45%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	51,599,940	48,141,799	44,698,413	41,269,784	37,855,911	34,456,794	31,072,434	27,702,829	24,347,980	21,007,887	17,668,042	30%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	79,477,836	73,788,865	68,124,201	62,467,206	56,826,939	51,211,085	45,619,645	40,038,012	34,463,355	28,913,256	23,352,104	40%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	34,700,588	33,060,246	31,426,887	29,800,512	28,181,121	26,568,713	24,963,290	23,364,849	21,773,393	20,188,921	18,611,431	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,757,997	8,555,301	8,353,466	8,152,489	7,952,372	7,753,115	7,554,717	7,357,179	7,160,501	6,964,682	6,769,723	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	11,883,591	11,207,909	10,535,094	9,865,144	9,198,059	8,533,839	7,872,486	7,213,997	6,558,374	5,905,616	5,255,724	50%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	27,447,725	25,845,822	24,250,740	22,662,477	21,081,033	19,506,409	17,938,604	16,377,618	14,823,453	13,276,106	11,735,579	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	45,243,305	42,370,102	39,509,135	36,660,405	33,823,913	30,999,656	28,187,637	25,387,854	22,600,309	19,825,000	17,061,928	50%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	67,095,116	62,495,723	57,910,549	53,319,364	48,747,952	44,196,311	39,664,445	35,152,350	30,660,028	26,187,480	21,734,703	50%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	16,958,004	15,914,883	14,876,205	13,841,968	12,812,172	11,786,819	10,765,906	9,749,435	8,737,405	7,729,817	6,726,671	50%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	47,134,479	44,267,834	41,413,398	38,571,170	35,740,349	32,916,078	30,104,043	27,304,246	24,516,684	21,741,360	18,978,273	50%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	96,502,586	89,742,947	83,012,191	76,276,125	69,564,734	62,842,409	56,121,249	49,378,901	42,592,749	35,797,675	29,032,671	50%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	32,163,665	30,151,186	28,147,277	26,151,938	24,165,166	22,186,965	20,213,534	18,246,509	16,288,078	14,338,245	12,397,007	50%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	78,820,515	73,159,220	67,538,864	61,964,802	56,437,033	50,928,902	45,466,827	40,028,639	34,621,734	29,226,216	23,877,883	50%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	14,520,229	13,774,141	13,034,061	12,299,990	11,571,927	10,849,872	10,133,827	9,423,789	8,719,760	8,021,740	7,329,728	35%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	65,087,980	60,699,166	56,329,078	51,977,715	47,645,076	43,329,673	39,016,578	34,722,288	30,446,803	26,190,123	21,952,246	30%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	66,350,848	61,962,035	57,591,946	53,240,583	48,907,944	44,594,029	40,298,715	36,004,426	31,728,941	27,472,260	23,234,383	40%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	46,855,458	44,082,442	41,321,235	38,571,836	35,834,246	33,108,465	30,394,492	27,692,328	25,001,972	22,323,425	19,656,687	50%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	95,482,393	88,247,940	81,003,203	73,774,742	66,543,485	59,289,990	51,995,144	44,638,769	37,201,006	29,789,504	22,410,880	25%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	128,077,974	120,043,981	112,036,517	104,063,288	96,124,295	88,219,539	80,339,293	72,476,278	64,647,619	56,830,990	49,035,923	50%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	8,309,418	8,039,156	7,770,041	7,502,072	7,235,250	6,969,573	6,705,044	6,441,660	6,179,422	5,918,331	5,658,384	40%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	95,076,495	89,564,941	84,076,919	78,612,430	73,171,475	67,754,051	62,360,162	56,989,806	51,642,982	46,319,692	41,019,934	50%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	59,718,615	56,264,883	52,825,800	49,401,366	45,991,582	42,596,447	39,215,962	35,850,125	32,498,937	29,162,399	25,839,652	50%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	101,392,984	94,250,608	87,098,125	79,975,262	72,843,803	65,720,108	58,581,388	51,473,849	44,397,488	37,352,307	30,338,306	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	320,849,719	298,190,803	275,601,154	253,045,698	230,587,443	208,127,008	185,723,982	163,318,162	140,854,353	118,268,115	95,458,688	30%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	10,131,499	9,496,226	8,863,658	8,233,794	7,606,635	6,982,181	6,360,432	5,741,387	5,125,047	4,511,411	3,900,481	50%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	17,932,797	16,885,599	15,842,842	14,804,526	13,770,650	12,741,217	11,716,226	10,695,676	9,679,567	8,667,900	7,660,674	50%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	80,965,932	75,116,388	69,291,839	63,489,216	57,690,920	51,917,726	46,169,633	40,417,859	34,688,978	28,948,824	23,231,989	50%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	81,840,243	75,966,646	70,118,150	64,294,753	58,469,043	52,664,443	46,866,023	41,072,949	35,305,289	29,563,040	23,846,205	50%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	33,529,969	31,481,873	29,442,499	27,411,845	25,389,911	23,376,698	21,372,206	19,376,434	17,389,383	15,411,052	13,441,443	50%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	78,738,413	73,254,057	67,793,115	62,345,549	56,904,594	51,487,170	46,093,281	40,722,925	35,376,101	30,052,811	24,734,361	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	15,546,286	14,513,081	13,484,279	12,459,878	11,439,881	10,424,286	9,413,094	8,406,304	7,403,918	6,405,934	5,410,032	50%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	18,144,805	16,939,395	15,739,120	14,543,983	13,353,982	12,169,118	10,989,389	9,814,797	8,645,342	7,481,022	6,319,245	50%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	12,038,650	11,212,817	10,390,507	9,571,719	8,756,455	7,944,713	7,136,494	6,331,796	5,530,622	4,729,384	3,930,715	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	14,455,345	13,464,340	12,477,564	11,495,014	10,516,691	9,542,595	8,572,727	7,607,086	6,645,672	5,684,316	4,725,908	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	16,872,040	15,715,864	14,564,620	13,418,308	12,276,927	11,140,477	10,008,961	8,882,375	7,760,721	6,639,249	5,521,102	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	1,100,200	1,043,748	987,534	931,558	875,821	820,321	765,060	710,037	655,252	600,706	546,397	50%
2	Low density housing scheme (4 houses	4	£917,161	2,201,279	2,088,374	1,975,946	1,863,995	1,752,520	1,641,521	1,530,998	1,420,952	1,311,383	1,202,289	1,093,672	50%
3	Low density housing scheme (9 houses	9	£2,081,956	4,953,668	4,699,633	4,446,671	4,194,780	3,943,961	3,694,214	3,445,538	3,197,934	2,951,403	2,705,942	2,461,554	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,022,593	1,905,223	1,788,350	1,671,976	1,556,099	1,440,720	1,325,839	1,211,455	1,097,569	984,181	871,290	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,834,719	2,670,394	2,506,766	2,343,835	2,181,600	2,020,062	1,859,222	1,699,078	1,539,630	1,380,880	1,222,827	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,641,063	3,429,797	3,219,427	3,009,953	2,801,374	2,593,692	2,386,905	2,181,014	1,976,020	1,771,921	1,568,718	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	11,447,866	10,782,976	10,120,906	9,461,655	8,805,224	8,151,612	7,500,820	6,852,848	6,207,696	5,565,363	4,925,849	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	26,440,437	24,898,385	23,362,872	21,833,899	20,311,466	18,795,575	17,286,224	15,783,413	14,287,143	12,797,413	11,314,224	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	67,046,017	62,870,303	58,712,344	54,572,138	50,449,685	46,344,828	42,246,127	38,165,231	34,102,141	30,056,856	26,029,378	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	116,289,303	107,921,825	99,570,953	91,248,300	82,961,516	74,710,599	66,462,500	58,247,789	50,039,745	41,844,730	33,635,744	50%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	51,599,940	48,141,799	44,698,413	41,269,784	37,855,911	34,456,794	31,072,434	27,702,829	24,347,980	21,007,887	17,668,042	45%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	79,477,836	73,788,865	68,124,201	62,467,206	56,826,939	51,211,085	45,619,645	40,038,012	34,463,355	28,913,256	23,352,104	50%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	34,700,588	33,060,246	31,426,887	29,800,512	28,181,121	26,568,713	24,963,290	23,364,849	21,773,393	20,188,921	18,611,431	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,757,997	8,555,301	8,353,466	8,152,489	7,952,372	7,753,115	7,554,717	7,357,179	7,160,501	6,964,682	6,769,723	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	11,883,591	11,207,909	10,535,094	9,865,144	9,198,059	8,533,839	7,872,486	7,213,997	6,558,374	5,905,616	5,255,724	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	27,447,725	25,845,822	24,250,740	22,662,477	21,081,033	19,506,409	17,938,604	16,377,618	14,823,453	13,276,106	11,735,579	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	45,243,305	42,370,102	39,509,135	36,660,405	33,823,913	30,999,656	28,187,637	25,387,854	22,600,309	19,825,000	17,061,928	50%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	67,095,116	62,495,723	57,910,549	53,319,364	48,747,952	44,196,311	39,664,445	35,152,350	30,660,028	26,187,480	21,734,703	50%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	16,958,004	15,914,883	14,876,205	13,841,968	12,812,172	11,786,819	10,765,906	9,749,435	8,737,405	7,729,817	6,726,671	50%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	47,134,479	44,267,834	41,413,398	38,571,170	35,740,349	32,916,078	30,104,043	27,304,246	24,516,684	21,741,360	18,978,273	50%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	96,502,586	89,742,947	83,012,191	76,276,125	69,564,734	62,842,409	56,121,249	49,378,901	42,592,749	35,797,675	29,032,671	50%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	32,163,665	30,151,186	28,147,277	26,151,938	24,165,166	22,186,965	20,213,534	18,246,509	16,288,078	14,338,245	12,397,007	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	78,820,515	73,159,220	67,538,864	61,964,802	56,437,033	50,928,902	45,466,827	40,028,639	34,621,734	29,226,216	23,877,883	50%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	14,520,229	13,774,141	13,034,061	12,299,990	11,571,927	10,849,872	10,133,827	9,423,789	8,719,760	8,021,740	7,329,728	50%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	65,087,980	60,699,166	56,329,078	51,977,715	47,645,076	43,329,673	39,016,578	34,722,288	30,446,803	26,190,123	21,952,246	50%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	66,350,848	61,962,035	57,591,946	53,240,583	48,907,944	44,594,029	40,298,715	36,004,426	31,728,941	27,472,260	23,234,383	50%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	46,855,458	44,082,442	41,321,235	38,571,836	35,834,246	33,108,465	30,394,492	27,692,328	25,001,972	22,323,425	19,656,687	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	95,482,393	88,247,940	81,003,203	73,774,742	66,543,485	59,289,990	51,995,144	44,638,769	37,201,006	29,789,504	22,410,880	40%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	128,077,974	120,043,981	112,036,517	104,063,288	96,124,295	88,219,539	80,339,293	72,476,278	64,647,619	56,830,990	49,035,923	50%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	8,309,418	8,039,156	7,770,041	7,502,072	7,235,250	6,969,573	6,705,044	6,441,660	6,179,422	5,918,331	5,658,384	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	95,076,495	89,564,941	84,076,919	78,612,430	73,171,475	67,754,051	62,360,162	56,989,806	51,642,982	46,319,692	41,019,934	50%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	59,718,615	56,264,883	52,825,800	49,401,366	45,991,582	42,596,447	39,215,962	35,850,125	32,498,937	29,162,399	25,839,652	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	101,392,984	94,250,608	87,098,125	79,975,262	72,843,803	65,720,108	58,581,388	51,473,849	44,397,488	37,352,307	30,338,306	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	320,849,719	298,190,803	275,601,154	253,045,698	230,587,443	208,127,008	185,723,982	163,318,162	140,854,353	118,268,115	95,458,688	45%
35	High density mixed use flatted scheme (30 flats	30	£733,729	10,131,499	9,496,226	8,863,658	8,233,794	7,606,635	6,982,181	6,360,432	5,741,387	5,125,047	4,511,411	3,900,481	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	17,932,797	16,885,599	15,842,842	14,804,526	13,770,650	12,741,217	11,716,226	10,695,676	9,679,567	8,667,900	7,660,674	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	80,965,932	75,116,388	69,291,839	63,489,216	57,690,920	51,917,726	46,169,633	40,417,859	34,688,978	28,948,824	23,231,989	50%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	81,840,243	75,966,646	70,118,150	64,294,753	58,469,043	52,664,443	46,866,023	41,072,949	35,305,289	29,563,040	23,846,205	50%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	33,529,969	31,481,873	29,442,499	27,411,845	25,389,911	23,376,698	21,372,206	19,376,434	17,389,383	15,411,052	13,441,443	50%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	78,738,413	73,254,057	67,793,115	62,345,549	56,904,594	51,487,170	46,093,281	40,722,925	35,376,101	30,052,811	24,734,361	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	15,546,286	14,513,081	13,484,279	12,459,878	11,439,881	10,424,286	9,413,094	8,406,304	7,403,918	6,405,934	5,410,032	50%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	18,144,805	16,939,395	15,739,120	14,543,983	13,353,982	12,169,118	10,989,389	9,814,797	8,645,342	7,481,022	6,319,245	50%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	12,038,650	11,212,817	10,390,507	9,571,719	8,756,455	7,944,713	7,136,494	6,331,796	5,530,622	4,729,384	3,930,715	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	14,455,345	13,464,340	12,477,564	11,495,014	10,516,691	9,542,595	8,572,727	7,607,086	6,645,672	5,684,316	4,725,908	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	16,872,040	15,715,864	14,564,620	13,418,308	12,276,927	11,140,477	10,008,961	8,882,375	7,760,721	6,639,249	5,521,102	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	1,100,200	1,043,748	987,534	931,558	875,821	820,321	765,060	710,037	655,252	600,706	546,397	50%
2	Low density housing scheme (4 houses	4	£608,869	2,201,279	2,088,374	1,975,946	1,863,995	1,752,520	1,641,521	1,530,998	1,420,952	1,311,383	1,202,289	1,093,672	50%
3	Low density housing scheme (9 houses	9	£1,382,131	4,953,668	4,699,633	4,446,671	4,194,780	3,943,961	3,694,214	3,445,538	3,197,934	2,951,403	2,705,942	2,461,554	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,022,593	1,905,223	1,788,350	1,671,976	1,556,099	1,440,720	1,325,839	1,211,455	1,097,569	984,181	871,290	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,834,719	2,670,394	2,506,766	2,343,835	2,181,600	2,020,062	1,859,222	1,699,078	1,539,630	1,380,880	1,222,827	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,641,063	3,429,797	3,219,427	3,009,953	2,801,374	2,593,692	2,386,905	2,181,014	1,976,020	1,771,921	1,568,718	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	11,447,866	10,782,976	10,120,906	9,461,655	8,805,224	8,151,612	7,500,820	6,852,848	6,207,696	5,565,363	4,925,849	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	26,440,437	24,898,385	23,362,872	21,833,899	20,311,466	18,795,575	17,286,224	15,783,413	14,287,143	12,797,413	11,314,224	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	67,046,017	62,870,303	58,712,344	54,572,138	50,449,685	46,344,828	42,246,127	38,165,231	34,102,141	30,056,856	26,029,378	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	116,289,303	107,921,825	99,570,953	91,248,300	82,961,516	74,710,599	66,462,500	58,247,789	50,039,745	41,844,730	33,635,744	50%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	51,599,940	48,141,799	44,698,413	41,269,784	37,855,911	34,456,794	31,072,434	27,702,829	24,347,980	21,007,887	17,668,042	50%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	79,477,836	73,788,865	68,124,201	62,467,206	56,826,939	51,211,085	45,619,645	40,038,012	34,463,355	28,913,256	23,352,104	50%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	34,700,588	33,060,246	31,426,887	29,800,512	28,181,121	26,568,713	24,963,290	23,364,849	21,773,393	20,188,921	18,611,431	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,757,997	8,555,301	8,353,466	8,152,489	7,952,372	7,753,115	7,554,717	7,357,179	7,160,501	6,964,682	6,769,723	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	11,883,591	11,207,909	10,535,094	9,865,144	9,198,059	8,533,839	7,872,486	7,213,997	6,558,374	5,905,616	5,255,724	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	27,447,725	25,845,822	24,250,740	22,662,477	21,081,033	19,506,409	17,938,604	16,377,618	14,823,453	13,276,106	11,735,579	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	45,243,305	42,370,102	39,509,135	36,660,405	33,823,913	30,999,656	28,187,637	25,387,854	22,600,309	19,825,000	17,061,928	50%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	67,095,116	62,495,723	57,910,549	53,319,364	48,747,952	44,196,311	39,664,445	35,152,350	30,660,028	26,187,480	21,734,703	50%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	16,958,004	15,914,883	14,876,205	13,841,968	12,812,172	11,786,819	10,765,906	9,749,435	8,737,405	7,729,817	6,726,671	50%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	47,134,479	44,267,834	41,413,398	38,571,170	35,740,349	32,916,078	30,104,043	27,304,246	24,516,684	21,741,360	18,978,273	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	96,502,586	89,742,947	83,012,191	76,276,125	69,564,734	62,842,409	56,121,249	49,378,901	42,592,749	35,797,675	29,032,671	50%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	32,163,665	30,151,186	28,147,277	26,151,938	24,165,166	22,186,965	20,213,534	18,246,509	16,288,078	14,338,245	12,397,007	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	78,820,515	73,159,220	67,538,864	61,964,802	56,437,033	50,928,902	45,466,827	40,028,639	34,621,734	29,226,216	23,877,883	50%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	14,520,229	13,774,141	13,034,061	12,299,990	11,571,927	10,849,872	10,133,827	9,423,789	8,719,760	8,021,740	7,329,728	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	65,087,980	60,699,166	56,329,078	51,977,715	47,645,076	43,329,673	39,016,578	34,722,288	30,446,803	26,190,123	21,952,246	50%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	66,350,848	61,962,035	57,591,946	53,240,583	48,907,944	44,594,029	40,298,715	36,004,426	31,728,941	27,472,260	23,234,383	50%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	46,855,458	44,082,442	41,321,235	38,571,836	35,834,246	33,108,465	30,394,492	27,692,328	25,001,972	22,323,425	19,656,687	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	95,482,393	88,247,940	81,003,203	73,774,742	66,543,485	59,289,990	51,995,144	44,638,769	37,201,006	29,789,504	22,410,880	50%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	128,077,974	120,043,981	112,036,517	104,063,288	96,124,295	88,219,539	80,339,293	72,476,278	64,647,619	56,830,990	49,035,923	50%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	8,309,418	8,039,156	7,770,041	7,502,072	7,235,250	6,969,573	6,705,044	6,441,660	6,179,422	5,918,331	5,658,384	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	95,076,495	89,564,941	84,076,919	78,612,430	73,171,475	67,754,051	62,360,162	56,989,806	51,642,982	46,319,692	41,019,934	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	59,718,615	56,264,883	52,825,800	49,401,366	45,991,582	42,596,447	39,215,962	35,850,125	32,498,937	29,162,399	25,839,652	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	101,392,984	94,250,608	87,098,125	79,975,262	72,843,803	65,720,108	58,581,388	51,473,849	44,397,488	37,352,307	30,338,306	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	320,849,719	298,190,803	275,601,154	253,045,698	230,587,443	208,127,008	185,723,982	163,318,162	140,854,353	118,268,115	95,458,688	50%
35	High density mixed use flatted scheme (30 flats	30	£487,095	10,131,499	9,496,226	8,863,658	8,233,794	7,606,635	6,982,181	6,360,432	5,741,387	5,125,047	4,511,411	3,900,481	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	17,932,797	16,885,599	15,842,842	14,804,526	13,770,650	12,741,217	11,716,226	10,695,676	9,679,567	8,667,900	7,660,674	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	80,965,932	75,116,388	69,291,839	63,489,216	57,690,920	51,917,726	46,169,633	40,417,859	34,688,978	28,948,824	23,231,989	50%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	81,840,243	75,966,646	70,118,150	64,294,753	58,469,043	52,664,443	46,866,023	41,072,949	35,305,289	29,563,040	23,846,205	50%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	33,529,969	31,481,873	29,442,499	27,411,845	25,389,911	23,376,698	21,372,206	19,376,434	17,389,383	15,411,052	13,441,443	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	78,738,413	73,254,057	67,793,115	62,345,549	56,904,594	51,487,170	46,093,281	40,722,925	35,376,101	30,052,811	24,734,361	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	15,546,286	14,513,081	13,484,279	12,459,878	11,439,881	10,424,286	9,413,094	8,406,304	7,403,918	6,405,934	5,410,032	50%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	18,144,805	16,939,395	15,739,120	14,543,983	13,353,982	12,169,118	10,989,389	9,814,797	8,645,342	7,481,022	6,319,245	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	12,038,650	11,212,817	10,390,507	9,571,719	8,756,455	7,944,713	7,136,494	6,331,796	5,530,622	4,729,384	3,930,715	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	14,455,345	13,464,340	12,477,564	11,495,014	10,516,691	9,542,595	8,572,727	7,607,086	6,645,672	5,684,316	4,725,908	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	16,872,040	15,715,864	14,564,620	13,418,308	12,276,927	11,140,477	10,008,961	8,882,375	7,760,721	6,639,249	5,521,102	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	1,100,200	1,043,748	987,534	931,558	875,821	820,321	765,060	710,037	655,252	600,706	546,397	50%
2	Low density housing scheme (4 houses	4	£50,000	2,201,279	2,088,374	1,975,946	1,863,995	1,752,520	1,641,521	1,530,998	1,420,952	1,311,383	1,202,289	1,093,672	50%
3	Low density housing scheme (9 houses	9	£113,500	4,953,668	4,699,633	4,446,671	4,194,780	3,943,961	3,694,214	3,445,538	3,197,934	2,951,403	2,705,942	2,461,554	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,022,593	1,905,223	1,788,350	1,671,976	1,556,099	1,440,720	1,325,839	1,211,455	1,097,569	984,181	871,290	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,834,719	2,670,394	2,506,766	2,343,835	2,181,600	2,020,062	1,859,222	1,699,078	1,539,630	1,380,880	1,222,827	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,641,063	3,429,797	3,219,427	3,009,953	2,801,374	2,593,692	2,386,905	2,181,014	1,976,020	1,771,921	1,568,718	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	11,447,866	10,782,976	10,120,906	9,461,655	8,805,224	8,151,612	7,500,820	6,852,848	6,207,696	5,565,363	4,925,849	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	26,440,437	24,898,385	23,362,872	21,833,899	20,311,466	18,795,575	17,286,224	15,783,413	14,287,143	12,797,413	11,314,224	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	67,046,017	62,870,303	58,712,344	54,572,138	50,449,685	46,344,828	42,246,127	38,165,231	34,102,141	30,056,856	26,029,378	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	116,289,303	107,921,825	99,570,953	91,248,300	82,961,516	74,710,599	66,462,500	58,247,789	50,039,745	41,844,730	33,635,744	50%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	51,599,940	48,141,799	44,698,413	41,269,784	37,855,911	34,456,794	31,072,434	27,702,829	24,347,980	21,007,887	17,668,042	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	79,477,836	73,788,865	68,124,201	62,467,206	56,826,939	51,211,085	45,619,645	40,038,012	34,463,355	28,913,256	23,352,104	50%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	34,700,588	33,060,246	31,426,887	29,800,512	28,181,121	26,568,713	24,963,290	23,364,849	21,773,393	20,188,921	18,611,431	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,757,997	8,555,301	8,353,466	8,152,489	7,952,372	7,753,115	7,554,717	7,357,179	7,160,501	6,964,682	6,769,723	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	11,883,591	11,207,909	10,535,094	9,865,144	9,198,059	8,533,839	7,872,486	7,213,997	6,558,374	5,905,616	5,255,724	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	27,447,725	25,845,822	24,250,740	22,662,477	21,081,033	19,506,409	17,938,604	16,377,618	14,823,453	13,276,106	11,735,579	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	45,243,305	42,370,102	39,509,135	36,660,405	33,823,913	30,999,656	28,187,637	25,387,854	22,600,309	19,825,000	17,061,928	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	67,095,116	62,495,723	57,910,549	53,319,364	48,747,952	44,196,311	39,664,445	35,152,350	30,660,028	26,187,480	21,734,703	50%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	16,958,004	15,914,883	14,876,205	13,841,968	12,812,172	11,786,819	10,765,906	9,749,435	8,737,405	7,729,817	6,726,671	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	47,134,479	44,267,834	41,413,398	38,571,170	35,740,349	32,916,078	30,104,043	27,304,246	24,516,684	21,741,360	18,978,273	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	96,502,586	89,742,947	83,012,191	76,276,125	69,564,734	62,842,409	56,121,249	49,378,901	42,592,749	35,797,675	29,032,671	50%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	32,163,665	30,151,186	28,147,277	26,151,938	24,165,166	22,186,965	20,213,534	18,246,509	16,288,078	14,338,245	12,397,007	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	78,820,515	73,159,220	67,538,864	61,964,802	56,437,033	50,928,902	45,466,827	40,028,639	34,621,734	29,226,216	23,877,883	50%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	14,520,229	13,774,141	13,034,061	12,299,990	11,571,927	10,849,872	10,133,827	9,423,789	8,719,760	8,021,740	7,329,728	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	65,087,980	60,699,166	56,329,078	51,977,715	47,645,076	43,329,673	39,016,578	34,722,288	30,446,803	26,190,123	21,952,246	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	66,350,848	61,962,035	57,591,946	53,240,583	48,907,944	44,594,029	40,298,715	36,004,426	31,728,941	27,472,260	23,234,383	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	46,855,458	44,082,442	41,321,235	38,571,836	35,834,246	33,108,465	30,394,492	27,692,328	25,001,972	22,323,425	19,656,687	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	95,482,393	88,247,940	81,003,203	73,774,742	66,543,485	59,289,990	51,995,144	44,638,769	37,201,006	29,789,504	22,410,880	50%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	128,077,974	120,043,981	112,036,517	104,063,288	96,124,295	88,219,539	80,339,293	72,476,278	64,647,619	56,830,990	49,035,923	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	8,309,418	8,039,156	7,770,041	7,502,072	7,235,250	6,969,573	6,705,044	6,441,660	6,179,422	5,918,331	5,658,384	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	95,076,495	89,564,941	84,076,919	78,612,430	73,171,475	67,754,051	62,360,162	56,989,806	51,642,982	46,319,692	41,019,934	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	59,718,615	56,264,883	52,825,800	49,401,366	45,991,582	42,596,447	39,215,962	35,850,125	32,498,937	29,162,399	25,839,652	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	101,392,984	94,250,608	87,098,125	79,975,262	72,843,803	65,720,108	58,581,388	51,473,849	44,397,488	37,352,307	30,338,306	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	320,849,719	298,190,803	275,601,154	253,045,698	230,587,443	208,127,008	185,723,982	163,318,162	140,854,353	118,268,115	95,458,688	50%
35	High density mixed use flatted scheme (30 flats	30	£40,000	10,131,499	9,496,226	8,863,658	8,233,794	7,606,635	6,982,181	6,360,432	5,741,387	5,125,047	4,511,411	3,900,481	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	17,932,797	16,885,599	15,842,842	14,804,526	13,770,650	12,741,217	11,716,226	10,695,676	9,679,567	8,667,900	7,660,674	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	80,965,932	75,116,388	69,291,839	63,489,216	57,690,920	51,917,726	46,169,633	40,417,859	34,688,978	28,948,824	23,231,989	50%
38	High density mixed use flatted scheme (400 flats	400	£565,000	81,840,243	75,966,646	70,118,150	64,294,753	58,469,043	52,664,443	46,866,023	41,072,949	35,305,289	29,563,040	23,846,205	50%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	33,529,969	31,481,873	29,442,499	27,411,845	25,389,911	23,376,698	21,372,206	19,376,434	17,389,383	15,411,052	13,441,443	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	78,738,413	73,254,057	67,793,115	62,345,549	56,904,594	51,487,170	46,093,281	40,722,925	35,376,101	30,052,811	24,734,361	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	15,546,286	14,513,081	13,484,279	12,459,878	11,439,881	10,424,286	9,413,094	8,406,304	7,403,918	6,405,934	5,410,032	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	18,144,805	16,939,395	15,739,120	14,543,983	13,353,982	12,169,118	10,989,389	9,814,797	8,645,342	7,481,022	6,319,245	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	12,038,650	11,212,817	10,390,507	9,571,719	8,756,455	7,944,713	7,136,494	6,331,796	5,530,622	4,729,384	3,930,715	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	14,455,345	13,464,340	12,477,564	11,495,014	10,516,691	9,542,595	8,572,727	7,607,086	6,645,672	5,684,316	4,725,908	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	16,872,040	15,715,864	14,564,620	13,418,308	12,276,927	11,140,477	10,008,961	8,882,375	7,760,721	6,639,249	5,521,102	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £14,240 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	1,109,247	1,052,324	995,641	939,198	882,994	827,032	771,309	715,827	660,585	605,583	550,820	25%
2	Low density housing scheme (4 houses	4	£1,543,757	2,219,373	2,105,526	1,992,160	1,879,274	1,766,868	1,654,943	1,543,497	1,432,532	1,322,049	1,212,045	1,102,521	25%
3	Low density housing scheme (9 houses	9	£3,504,327	4,994,380	4,738,225	4,483,151	4,229,157	3,976,245	3,724,412	3,473,661	3,223,990	2,975,400	2,727,890	2,481,462	25%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,011,280	1,894,500	1,778,214	1,662,423	1,547,128	1,432,329	1,318,024	1,204,215	1,090,900	978,082	865,758	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,818,881	2,655,381	2,492,574	2,330,461	2,169,042	2,008,315	1,848,282	1,688,941	1,530,296	1,372,342	1,215,082	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,620,700	3,410,495	3,201,180	2,992,758	2,785,227	2,578,588	2,372,839	2,167,982	1,964,017	1,760,943	1,558,761	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	11,347,406	10,687,749	10,030,890	9,376,827	8,725,563	8,077,096	7,431,426	6,788,555	6,148,480	5,511,203	4,876,725	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	26,086,269	24,562,664	23,045,522	21,534,842	20,030,625	18,532,870	17,041,578	15,556,748	14,078,382	12,606,477	11,141,035	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	65,029,978	60,950,357	56,888,086	52,843,164	48,815,591	44,805,367	40,812,493	36,836,966	32,878,790	28,937,963	25,014,484	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	110,824,302	102,689,456	94,589,387	86,524,095	78,493,581	70,467,401	62,470,594	54,498,629	46,526,077	38,560,374	30,582,716	45%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	50,126,493	46,745,103	43,378,146	40,025,620	36,687,526	33,363,864	30,054,634	26,759,836	23,469,519	20,187,225	16,919,438	25%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	75,949,375	70,422,613	64,919,478	59,439,967	53,977,379	48,518,398	43,083,160	37,671,666	32,266,699	26,867,732	21,485,142	40%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	34,346,710	32,727,934	31,116,051	29,510,555	27,908,825	26,314,002	24,726,088	23,145,082	21,570,983	20,003,794	18,443,512	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,727,370	8,526,270	8,326,022	8,126,627	7,928,085	7,730,397	7,533,561	7,337,577	7,142,447	6,948,171	6,754,746	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	11,781,499	11,111,135	10,443,616	9,778,937	9,117,104	8,458,113	7,801,964	7,148,658	6,498,197	5,850,577	5,205,801	50%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	27,172,610	25,585,038	24,004,226	22,430,172	20,862,877	19,302,342	17,748,564	16,201,547	14,661,288	13,127,789	11,601,048	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	44,455,170	41,623,020	38,802,934	35,994,911	33,198,952	30,415,056	27,643,223	24,883,455	22,135,749	19,400,108	16,676,529	50%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	64,388,825	59,902,040	55,434,420	50,985,964	46,556,673	42,146,547	37,755,587	33,383,790	29,031,159	24,697,691	20,383,390	50%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	16,720,761	15,689,999	14,663,626	13,641,643	12,624,048	11,610,844	10,602,027	9,597,602	8,597,565	7,601,917	6,610,658	50%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	46,371,667	43,539,502	40,719,401	37,911,363	35,115,388	32,331,477	29,559,630	26,799,845	24,052,125	21,316,467	18,592,874	50%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	91,891,406	85,337,329	78,786,104	72,248,696	65,722,293	59,193,808	52,652,600	46,091,965	39,529,520	32,996,002	26,491,412	50%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	31,694,827	29,702,342	27,718,343	25,742,830	23,775,802	21,817,260	19,867,204	17,925,632	15,992,548	14,067,948	12,151,834	50%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	75,239,803	69,745,126	64,295,382	58,890,571	53,522,265	48,178,930	42,880,776	37,598,334	32,355,477	27,158,113	22,006,243	50%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	14,369,853	13,631,901	12,899,892	12,173,827	11,453,705	10,739,527	10,031,292	9,329,001	8,632,654	7,942,250	7,257,789	35%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	63,311,121	59,010,695	54,718,657	50,445,014	46,189,769	41,952,919	37,734,466	33,534,410	29,352,750	25,189,486	21,044,618	30%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	64,573,989	60,277,732	55,999,809	51,727,152	47,471,907	43,235,057	39,016,604	34,816,548	30,634,888	26,471,623	22,326,755	40%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	46,156,049	43,419,465	40,694,536	37,981,261	35,279,642	32,589,676	29,911,367	27,244,711	24,589,711	21,946,366	19,314,675	50%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	88,674,967	81,713,223	74,735,922	67,770,611	60,797,617	53,796,180	46,745,292	39,663,258	32,612,392	25,592,693	18,604,160	20%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	125,267,544	117,353,172	109,472,503	101,625,535	93,812,268	86,032,704	78,267,847	70,527,663	62,821,305	55,119,782	47,443,320	50%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	8,268,580	8,000,446	7,733,450	7,467,590	7,202,868	6,939,282	6,676,835	6,415,525	6,155,351	5,896,315	5,638,415	40%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	91,991,862	86,640,985	81,312,963	76,007,795	70,725,481	65,466,022	60,229,417	55,015,667	49,824,771	44,656,731	39,511,544	50%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	58,834,350	55,426,679	52,033,463	48,654,701	45,288,004	41,933,342	38,593,155	35,267,446	31,956,212	28,659,454	25,377,173	50%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	96,495,091	89,546,570	82,606,086	75,689,935	68,756,922	61,853,940	54,980,991	48,138,076	41,325,192	34,542,342	27,789,524	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	304,802,790	282,808,539	260,908,309	239,025,707	217,208,588	195,418,622	173,664,135	151,861,819	130,015,625	108,031,213	85,805,193	30%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	9,998,508	9,370,163	8,744,493	8,121,498	7,501,179	6,883,535	6,268,567	5,656,273	5,046,656	4,439,714	3,835,447	50%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	17,695,555	16,660,714	15,630,263	14,604,200	13,582,526	12,565,243	11,552,348	10,543,843	9,539,726	8,540,000	7,544,662	50%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	77,240,354	71,564,403	65,912,719	60,278,998	54,650,566	49,046,512	43,466,837	37,880,144	32,316,153	26,776,690	21,226,134	50%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	78,023,663	72,322,097	66,644,909	60,992,099	55,333,489	49,695,919	44,082,876	38,494,360	32,930,370	27,390,906	21,849,722	50%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	33,057,745	31,034,247	29,019,366	27,013,103	25,015,456	23,026,425	21,046,011	19,074,214	17,111,034	15,156,471	13,210,524	50%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	75,724,981	70,374,104	65,046,082	59,740,913	54,458,600	49,199,140	43,962,536	38,748,786	33,555,610	28,355,809	23,179,005	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	14,948,806	13,946,723	12,948,912	11,955,372	10,966,102	9,981,105	9,000,378	8,023,923	7,049,379	6,076,693	5,108,300	50%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	17,447,745	16,278,644	15,114,526	13,955,391	12,801,241	11,652,072	10,507,887	9,368,685	8,231,826	7,097,022	5,967,226	50%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	11,488,334	10,691,168	9,897,403	9,107,039	8,320,077	7,536,516	6,754,918	5,974,412	5,197,323	4,423,653	3,653,402	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	13,794,967	12,838,362	11,885,838	10,937,397	9,993,037	9,052,759	8,114,972	7,178,360	6,245,849	5,317,440	4,393,133	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	16,101,599	14,985,555	13,874,274	12,767,754	11,665,997	10,569,002	9,475,028	8,382,308	7,294,374	6,211,226	5,132,864	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	1,109,247	1,052,324	995,641	939,198	882,994	827,032	771,309	715,827	660,585	605,583	550,820	50%
2	Low density housing scheme (4 houses	4	£917,161	2,219,373	2,105,526	1,992,160	1,879,274	1,766,868	1,654,943	1,543,497	1,432,532	1,322,049	1,212,045	1,102,521	50%
3	Low density housing scheme (9 houses	9	£2,081,956	4,994,380	4,738,225	4,483,151	4,229,157	3,976,245	3,724,412	3,473,661	3,223,990	2,975,400	2,727,890	2,481,462	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,011,280	1,894,500	1,778,214	1,662,423	1,547,128	1,432,329	1,318,024	1,204,215	1,090,900	978,082	865,758	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,818,881	2,655,381	2,492,574	2,330,461	2,169,042	2,008,315	1,848,282	1,688,941	1,530,296	1,372,342	1,215,082	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,620,700	3,410,495	3,201,180	2,992,758	2,785,227	2,578,588	2,372,839	2,167,982	1,964,017	1,760,943	1,558,761	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	11,347,406	10,687,749	10,030,890	9,376,827	8,725,563	8,077,096	7,431,426	6,788,555	6,148,480	5,511,203	4,876,725	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	26,086,269	24,562,664	23,045,522	21,534,842	20,030,625	18,532,870	17,041,578	15,556,748	14,078,382	12,606,477	11,141,035	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	65,029,978	60,950,357	56,888,086	52,843,164	48,815,591	44,805,367	40,812,493	36,836,966	32,878,790	28,937,963	25,014,484	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	110,824,302	102,689,456	94,589,387	86,524,095	78,493,581	70,467,401	62,470,594	54,498,629	46,526,077	38,560,374	30,582,716	50%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	50,126,493	46,745,103	43,378,146	40,025,620	36,687,526	33,363,864	30,054,634	26,759,836	23,469,519	20,187,225	16,919,438	45%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	75,949,375	70,422,613	64,919,478	59,439,967	53,977,379	48,518,398	43,083,160	37,671,666	32,266,699	26,867,732	21,485,142	50%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	34,346,710	32,727,934	31,116,051	29,510,555	27,908,825	26,314,002	24,726,088	23,145,082	21,570,983	20,003,794	18,443,512	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,727,370	8,526,270	8,326,022	8,126,627	7,928,085	7,730,397	7,533,561	7,337,577	7,142,447	6,948,171	6,754,746	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	11,781,499	11,111,135	10,443,616	9,778,937	9,117,104	8,458,113	7,801,964	7,148,658	6,498,197	5,850,577	5,205,801	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	27,172,610	25,585,038	24,004,226	22,430,172	20,862,877	19,302,342	17,748,564	16,201,547	14,661,288	13,127,789	11,601,048	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	44,455,170	41,623,020	38,802,934	35,994,911	33,198,952	30,415,056	27,643,223	24,883,455	22,135,749	19,400,108	16,676,529	50%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	64,388,825	59,902,040	55,434,420	50,985,964	46,556,673	42,146,547	37,755,587	33,383,790	29,031,159	24,697,691	20,383,390	50%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	16,720,761	15,689,999	14,663,626	13,641,643	12,624,048	11,610,844	10,602,027	9,597,602	8,597,565	7,601,917	6,610,658	50%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	46,371,667	43,539,502	40,719,401	37,911,363	35,115,388	32,331,477	29,559,630	26,799,845	24,052,125	21,316,467	18,592,874	50%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	91,891,406	85,337,329	78,786,104	72,248,696	65,722,293	59,193,808	52,652,600	46,091,965	39,529,520	32,996,002	26,491,412	50%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	31,694,827	29,702,342	27,718,343	25,742,830	23,775,802	21,817,260	19,867,204	17,925,632	15,992,548	14,067,948	12,151,834	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	75,239,803	69,745,126	64,295,382	58,890,571	53,522,265	48,178,930	42,880,776	37,598,334	32,355,477	27,158,113	22,006,243	50%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	14,369,853	13,631,901	12,899,892	12,173,827	11,453,705	10,739,527	10,031,292	9,329,001	8,632,654	7,942,250	7,257,789	50%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	63,311,121	59,010,695	54,718,657	50,445,014	46,189,769	41,952,919	37,734,466	33,534,410	29,352,750	25,189,486	21,044,618	45%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	64,573,989	60,277,732	55,999,809	51,727,152	47,471,907	43,235,057	39,016,604	34,816,548	30,634,888	26,471,623	22,326,755	50%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	46,156,049	43,419,465	40,694,536	37,981,261	35,279,642	32,589,676	29,911,367	27,244,711	24,589,711	21,946,366	19,314,675	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	88,674,967	81,713,223	74,735,922	67,770,611	60,797,617	53,796,180	46,745,292	39,663,258	32,612,392	25,592,693	18,604,160	40%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	125,267,544	117,353,172	109,472,503	101,625,535	93,812,268	86,032,704	78,267,847	70,527,663	62,821,305	55,119,782	47,443,320	50%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	8,268,580	8,000,446	7,733,450	7,467,590	7,202,868	6,939,282	6,676,835	6,415,525	6,155,351	5,896,315	5,638,415	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	91,991,862	86,640,985	81,312,963	76,007,795	70,725,481	65,466,022	60,229,417	55,015,667	49,824,771	44,656,731	39,511,544	50%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	58,834,350	55,426,679	52,033,463	48,654,701	45,288,004	41,933,342	38,593,155	35,267,446	31,956,212	28,659,454	25,377,173	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	96,495,091	89,546,570	82,606,086	75,689,935	68,756,922	61,853,940	54,980,991	48,138,076	41,325,192	34,542,342	27,789,524	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	304,802,790	282,808,539	260,908,309	239,025,707	217,208,588	195,418,622	173,664,135	151,861,819	130,015,625	108,031,213	85,805,193	45%
35	High density mixed use flatted scheme (30 flats	30	£733,729	9,998,508	9,370,163	8,744,493	8,121,498	7,501,179	6,883,535	6,268,567	5,656,273	5,046,656	4,439,714	3,835,447	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	17,695,555	16,660,714	15,630,263	14,604,200	13,582,526	12,565,243	11,552,348	10,543,843	9,539,726	8,540,000	7,544,662	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	77,240,354	71,564,403	65,912,719	60,278,998	54,650,566	49,046,512	43,466,837	37,880,144	32,316,153	26,776,690	21,226,134	50%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	78,023,663	72,322,097	66,644,909	60,992,099	55,333,489	49,695,919	44,082,876	38,494,360	32,930,370	27,390,906	21,849,722	50%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	33,057,745	31,034,247	29,019,366	27,013,103	25,015,456	23,026,425	21,046,011	19,074,214	17,111,034	15,156,471	13,210,524	50%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	75,724,981	70,374,104	65,046,082	59,740,913	54,458,600	49,199,140	43,962,536	38,748,786	33,555,610	28,355,809	23,179,005	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	14,948,806	13,946,723	12,948,912	11,955,372	10,966,102	9,981,105	9,000,378	8,023,923	7,049,379	6,076,693	5,108,300	50%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	17,447,745	16,278,644	15,114,526	13,955,391	12,801,241	11,652,072	10,507,887	9,368,685	8,231,826	7,097,022	5,967,226	50%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	11,488,334	10,691,168	9,897,403	9,107,039	8,320,077	7,536,516	6,754,918	5,974,412	5,197,323	4,423,653	3,653,402	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	13,794,967	12,838,362	11,885,838	10,937,397	9,993,037	9,052,759	8,114,972	7,178,360	6,245,849	5,317,440	4,393,133	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	16,101,599	14,985,555	13,874,274	12,767,754	11,665,997	10,569,002	9,475,028	8,382,308	7,294,374	6,211,226	5,132,864	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	1,109,247	1,052,324	995,641	939,198	882,994	827,032	771,309	715,827	660,585	605,583	550,820	50%
2	Low density housing scheme (4 houses	4	£608,869	2,219,373	2,105,526	1,992,160	1,879,274	1,766,868	1,654,943	1,543,497	1,432,532	1,322,049	1,212,045	1,102,521	50%
3	Low density housing scheme (9 houses	9	£1,382,131	4,994,380	4,738,225	4,483,151	4,229,157	3,976,245	3,724,412	3,473,661	3,223,990	2,975,400	2,727,890	2,481,462	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,011,280	1,894,500	1,778,214	1,662,423	1,547,128	1,432,329	1,318,024	1,204,215	1,090,900	978,082	865,758	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,818,881	2,655,381	2,492,574	2,330,461	2,169,042	2,008,315	1,848,282	1,688,941	1,530,296	1,372,342	1,215,082	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,620,700	3,410,495	3,201,180	2,992,758	2,785,227	2,578,588	2,372,839	2,167,982	1,964,017	1,760,943	1,558,761	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	11,347,406	10,687,749	10,030,890	9,376,827	8,725,563	8,077,096	7,431,426	6,788,555	6,148,480	5,511,203	4,876,725	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	26,086,269	24,562,664	23,045,522	21,534,842	20,030,625	18,532,870	17,041,578	15,556,748	14,078,382	12,606,477	11,141,035	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	65,029,978	60,950,357	56,888,086	52,843,164	48,815,591	44,805,367	40,812,493	36,836,966	32,878,790	28,937,963	25,014,484	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	110,824,302	102,689,456	94,589,387	86,524,095	78,493,581	70,467,401	62,470,594	54,498,629	46,526,077	38,560,374	30,582,716	50%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	50,126,493	46,745,103	43,378,146	40,025,620	36,687,526	33,363,864	30,054,634	26,759,836	23,469,519	20,187,225	16,919,438	50%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	75,949,375	70,422,613	64,919,478	59,439,967	53,977,379	48,518,398	43,083,160	37,671,666	32,266,699	26,867,732	21,485,142	50%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	34,346,710	32,727,934	31,116,051	29,510,555	27,908,825	26,314,002	24,726,088	23,145,082	21,570,983	20,003,794	18,443,512	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,727,370	8,526,270	8,326,022	8,126,627	7,928,085	7,730,397	7,533,561	7,337,577	7,142,447	6,948,171	6,754,746	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	11,781,499	11,111,135	10,443,616	9,778,937	9,117,104	8,458,113	7,801,964	7,148,658	6,498,197	5,850,577	5,205,801	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	27,172,610	25,585,038	24,004,226	22,430,172	20,862,877	19,302,342	17,748,564	16,201,547	14,661,288	13,127,789	11,601,048	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	44,455,170	41,623,020	38,802,934	35,994,911	33,198,952	30,415,056	27,643,223	24,883,455	22,135,749	19,400,108	16,676,529	50%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	64,388,825	59,902,040	55,434,420	50,985,964	46,556,673	42,146,547	37,755,587	33,383,790	29,031,159	24,697,691	20,383,390	50%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	16,720,761	15,689,999	14,663,626	13,641,643	12,624,048	11,610,844	10,602,027	9,597,602	8,597,565	7,601,917	6,610,658	50%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	46,371,667	43,539,502	40,719,401	37,911,363	35,115,388	32,331,477	29,559,630	26,799,845	24,052,125	21,316,467	18,592,874	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	91,891,406	85,337,329	78,786,104	72,248,696	65,722,293	59,193,808	52,652,600	46,091,965	39,529,520	32,996,002	26,491,412	50%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	31,694,827	29,702,342	27,718,343	25,742,830	23,775,802	21,817,260	19,867,204	17,925,632	15,992,548	14,067,948	12,151,834	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	75,239,803	69,745,126	64,295,382	58,890,571	53,522,265	48,178,930	42,880,776	37,598,334	32,355,477	27,158,113	22,006,243	50%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	14,369,853	13,631,901	12,899,892	12,173,827	11,453,705	10,739,527	10,031,292	9,329,001	8,632,654	7,942,250	7,257,789	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	63,311,121	59,010,695	54,718,657	50,445,014	46,189,769	41,952,919	37,734,466	33,534,410	29,352,750	25,189,486	21,044,618	50%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	64,573,989	60,277,732	55,999,809	51,727,152	47,471,907	43,235,057	39,016,604	34,816,548	30,634,888	26,471,623	22,326,755	50%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	46,156,049	43,419,465	40,694,536	37,981,261	35,279,642	32,589,676	29,911,367	27,244,711	24,589,711	21,946,366	19,314,675	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	88,674,967	81,713,223	74,735,922	67,770,611	60,797,617	53,796,180	46,745,292	39,663,258	32,612,392	25,592,693	18,604,160	45%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	125,267,544	117,353,172	109,472,503	101,625,535	93,812,268	86,032,704	78,267,847	70,527,663	62,821,305	55,119,782	47,443,320	50%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	8,268,580	8,000,446	7,733,450	7,467,590	7,202,868	6,939,282	6,676,835	6,415,525	6,155,351	5,896,315	5,638,415	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	91,991,862	86,640,985	81,312,963	76,007,795	70,725,481	65,466,022	60,229,417	55,015,667	49,824,771	44,656,731	39,511,544	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	58,834,350	55,426,679	52,033,463	48,654,701	45,288,004	41,933,342	38,593,155	35,267,446	31,956,212	28,659,454	25,377,173	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	96,495,091	89,546,570	82,606,086	75,689,935	68,756,922	61,853,940	54,980,991	48,138,076	41,325,192	34,542,342	27,789,524	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	304,802,790	282,808,539	260,908,309	239,025,707	217,208,588	195,418,622	173,664,135	151,861,819	130,015,625	108,031,213	85,805,193	50%
35	High density mixed use flatted scheme (30 flats	30	£487,095	9,998,508	9,370,163	8,744,493	8,121,498	7,501,179	6,883,535	6,268,567	5,656,273	5,046,656	4,439,714	3,835,447	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	17,695,555	16,660,714	15,630,263	14,604,200	13,582,526	12,565,243	11,552,348	10,543,843	9,539,726	8,540,000	7,544,662	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	77,240,354	71,564,403	65,912,719	60,278,998	54,650,566	49,046,512	43,466,837	37,880,144	32,316,153	26,776,690	21,226,134	50%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	78,023,663	72,322,097	66,644,909	60,992,099	55,333,489	49,695,919	44,082,876	38,494,360	32,930,370	27,390,906	21,849,722	50%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	33,057,745	31,034,247	29,019,366	27,013,103	25,015,456	23,026,425	21,046,011	19,074,214	17,111,034	15,156,471	13,210,524	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	75,724,981	70,374,104	65,046,082	59,740,913	54,458,600	49,199,140	43,962,536	38,748,786	33,555,610	28,355,809	23,179,005	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	14,948,806	13,946,723	12,948,912	11,955,372	10,966,102	9,981,105	9,000,378	8,023,923	7,049,379	6,076,693	5,108,300	50%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	17,447,745	16,278,644	15,114,526	13,955,391	12,801,241	11,652,072	10,507,887	9,368,685	8,231,826	7,097,022	5,967,226	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	11,488,334	10,691,168	9,897,403	9,107,039	8,320,077	7,536,516	6,754,918	5,974,412	5,197,323	4,423,653	3,653,402	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	13,794,967	12,838,362	11,885,838	10,937,397	9,993,037	9,052,759	8,114,972	7,178,360	6,245,849	5,317,440	4,393,133	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	16,101,599	14,985,555	13,874,274	12,767,754	11,665,997	10,569,002	9,475,028	8,382,308	7,294,374	6,211,226	5,132,864	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	1,109,247	1,052,324	995,641	939,198	882,994	827,032	771,309	715,827	660,585	605,583	550,820	50%
2	Low density housing scheme (4 houses	4	£50,000	2,219,373	2,105,526	1,992,160	1,879,274	1,766,868	1,654,943	1,543,497	1,432,532	1,322,049	1,212,045	1,102,521	50%
3	Low density housing scheme (9 houses	9	£113,500	4,994,380	4,738,225	4,483,151	4,229,157	3,976,245	3,724,412	3,473,661	3,223,990	2,975,400	2,727,890	2,481,462	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,011,280	1,894,500	1,778,214	1,662,423	1,547,128	1,432,329	1,318,024	1,204,215	1,090,900	978,082	865,758	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,818,881	2,655,381	2,492,574	2,330,461	2,169,042	2,008,315	1,848,282	1,688,941	1,530,296	1,372,342	1,215,082	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,620,700	3,410,495	3,201,180	2,992,758	2,785,227	2,578,588	2,372,839	2,167,982	1,964,017	1,760,943	1,558,761	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	11,347,406	10,687,749	10,030,890	9,376,827	8,725,563	8,077,096	7,431,426	6,788,555	6,148,480	5,511,203	4,876,725	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	26,086,269	24,562,664	23,045,522	21,534,842	20,030,625	18,532,870	17,041,578	15,556,748	14,078,382	12,606,477	11,141,035	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	65,029,978	60,950,357	56,888,086	52,843,164	48,815,591	44,805,367	40,812,493	36,836,966	32,878,790	28,937,963	25,014,484	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	110,824,302	102,689,456	94,589,387	86,524,095	78,493,581	70,467,401	62,470,594	54,498,629	46,526,077	38,560,374	30,582,716	50%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	50,126,493	46,745,103	43,378,146	40,025,620	36,687,526	33,363,864	30,054,634	26,759,836	23,469,519	20,187,225	16,919,438	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	75,949,375	70,422,613	64,919,478	59,439,967	53,977,379	48,518,398	43,083,160	37,671,666	32,266,699	26,867,732	21,485,142	50%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	34,346,710	32,727,934	31,116,051	29,510,555	27,908,825	26,314,002	24,726,088	23,145,082	21,570,983	20,003,794	18,443,512	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,727,370	8,526,270	8,326,022	8,126,627	7,928,085	7,730,397	7,533,561	7,337,577	7,142,447	6,948,171	6,754,746	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	11,781,499	11,111,135	10,443,616	9,778,937	9,117,104	8,458,113	7,801,964	7,148,658	6,498,197	5,850,577	5,205,801	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	27,172,610	25,585,038	24,004,226	22,430,172	20,862,877	19,302,342	17,748,564	16,201,547	14,661,288	13,127,789	11,601,048	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	44,455,170	41,623,020	38,802,934	35,994,911	33,198,952	30,415,056	27,643,223	24,883,455	22,135,749	19,400,108	16,676,529	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	64,388,825	59,902,040	55,434,420	50,985,964	46,556,673	42,146,547	37,755,587	33,383,790	29,031,159	24,697,691	20,383,390	50%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	16,720,761	15,689,999	14,663,626	13,641,643	12,624,048	11,610,844	10,602,027	9,597,602	8,597,565	7,601,917	6,610,658	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	46,371,667	43,539,502	40,719,401	37,911,363	35,115,388	32,331,477	29,559,630	26,799,845	24,052,125	21,316,467	18,592,874	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	91,891,406	85,337,329	78,786,104	72,248,696	65,722,293	59,193,808	52,652,600	46,091,965	39,529,520	32,996,002	26,491,412	50%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	31,694,827	29,702,342	27,718,343	25,742,830	23,775,802	21,817,260	19,867,204	17,925,632	15,992,548	14,067,948	12,151,834	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	75,239,803	69,745,126	64,295,382	58,890,571	53,522,265	48,178,930	42,880,776	37,598,334	32,355,477	27,158,113	22,006,243	50%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	14,369,853	13,631,901	12,899,892	12,173,827	11,453,705	10,739,527	10,031,292	9,329,001	8,632,654	7,942,250	7,257,789	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	63,311,121	59,010,695	54,718,657	50,445,014	46,189,769	41,952,919	37,734,466	33,534,410	29,352,750	25,189,486	21,044,618	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	64,573,989	60,277,732	55,999,809	51,727,152	47,471,907	43,235,057	39,016,604	34,816,548	30,634,888	26,471,623	22,326,755	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	46,156,049	43,419,465	40,694,536	37,981,261	35,279,642	32,589,676	29,911,367	27,244,711	24,589,711	21,946,366	19,314,675	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	88,674,967	81,713,223	74,735,922	67,770,611	60,797,617	53,796,180	46,745,292	39,663,258	32,612,392	25,592,693	18,604,160	50%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	125,267,544	117,353,172	109,472,503	101,625,535	93,812,268	86,032,704	78,267,847	70,527,663	62,821,305	55,119,782	47,443,320	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	8,268,580	8,000,446	7,733,450	7,467,590	7,202,868	6,939,282	6,676,835	6,415,525	6,155,351	5,896,315	5,638,415	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	91,991,862	86,640,985	81,312,963	76,007,795	70,725,481	65,466,022	60,229,417	55,015,667	49,824,771	44,656,731	39,511,544	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	58,834,350	55,426,679	52,033,463	48,654,701	45,288,004	41,933,342	38,593,155	35,267,446	31,956,212	28,659,454	25,377,173	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	96,495,091	89,546,570	82,606,086	75,689,935	68,756,922	61,853,940	54,980,991	48,138,076	41,325,192	34,542,342	27,789,524	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	304,802,790	282,808,539	260,908,309	239,025,707	217,208,588	195,418,622	173,664,135	151,861,819	130,015,625	108,031,213	85,805,193	50%
35	High density mixed use flatted scheme (30 flats	30	£40,000	9,998,508	9,370,163	8,744,493	8,121,498	7,501,179	6,883,535	6,268,567	5,656,273	5,046,656	4,439,714	3,835,447	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	17,695,555	16,660,714	15,630,263	14,604,200	13,582,526	12,565,243	11,552,348	10,543,843	9,539,726	8,540,000	7,544,662	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	77,240,354	71,564,403	65,912,719	60,278,998	54,650,566	49,046,512	43,466,837	37,880,144	32,316,153	26,776,690	21,226,134	50%
38	High density mixed use flatted scheme (400 flats	400	£565,000	78,023,663	72,322,097	66,644,909	60,992,099	55,333,489	49,695,919	44,082,876	38,494,360	32,930,370	27,390,906	21,849,722	50%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	33,057,745	31,034,247	29,019,366	27,013,103	25,015,456	23,026,425	21,046,011	19,074,214	17,111,034	15,156,471	13,210,524	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	75,724,981	70,374,104	65,046,082	59,740,913	54,458,600	49,199,140	43,962,536	38,748,786	33,555,610	28,355,809	23,179,005	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	14,948,806	13,946,723	12,948,912	11,955,372	10,966,102	9,981,105	9,000,378	8,023,923	7,049,379	6,076,693	5,108,300	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	17,447,745	16,278,644	15,114,526	13,955,391	12,801,241	11,652,072	10,507,887	9,368,685	8,231,826	7,097,022	5,967,226	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	11,488,334	10,691,168	9,897,403	9,107,039	8,320,077	7,536,516	6,754,918	5,974,412	5,197,323	4,423,653	3,653,402	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	13,794,967	12,838,362	11,885,838	10,937,397	9,993,037	9,052,759	8,114,972	7,178,360	6,245,849	5,317,440	4,393,133	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	16,101,599	14,985,555	13,874,274	12,767,754	11,665,997	10,569,002	9,475,028	8,382,308	7,294,374	6,211,226	5,132,864	50%

Appendix 9 - Appraisal results – 70% social rent, 30% shared ownership (sensitivity - growth)

Note: the affordable housing requiremetns have been tested alongside the following other policies:

10% Aff WS (20% discount, 50% in NE)
EV charging
BNG
Accessibility
NZC 5%
UGF

BLV 1

70% Social Rent, 30% Shared Ownership

			Maximum affordable housing percentages in each value zone (values per square metre)									
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	10%	20%	30%	35%	40%	40%
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	10%	20%	30%	35%	40%	40%
3	Low density housing scheme (9 houses)	9	0.23	0%	0%	0%	10%	20%	30%	35%	40%	40%
4	Medium density flatted sheme (5 flats)	5	0.03	30%	40%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	40%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	30%	40%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	40%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	35%	45%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	0%	20%	30%	40%	45%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	5%	20%	30%	35%	45%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	0%	10%	20%	25%	35%	40%	35%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	15%	25%	35%	40%	45%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	10%	20%	30%	40%	45%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	25%	35%	45%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	45%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	10%	25%	35%	45%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	5%	25%	35%	45%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	10%	25%	35%	45%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	25%	35%	45%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	10%	25%	35%	40%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	20%	35%	45%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	5%	20%	35%	40%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	0%	0%	10%	20%	30%	35%	40%	40%	40%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	0%	10%	20%	30%	35%	40%	40%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	0%	15%	25%	35%	40%	45%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	25%	40%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	5%	15%	25%	30%	35%	35%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	0%	20%	30%	40%	45%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	5%	15%	25%	30%	40%	40%	40%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	0%	15%	25%	35%	45%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	15%	30%	40%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	15%	30%	40%	45%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	15%	25%	30%	35%	40%	40%
35	High density mixed use flatted scheme (30 flats)	30	0.08	35%	45%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	15%	30%	40%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	20%	30%	40%	45%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	20%	30%	40%	45%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	15%	30%	40%	45%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	10%	25%	35%	45%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	15%	30%	40%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	20%	35%	45%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	5%	20%	30%	40%	45%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	10%	25%	35%	45%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	15%	30%	40%	45%	50%	50%	50%	50%	50%

BLV 2

			Maximum affordable housing percentages in each value zone (values per square metre)									
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	20%	30%	40%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	20%	30%	40%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	20%	30%	40%	50%	50%	50%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	25%	40%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	5%	20%	30%	40%	50%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	10%	20%	30%	40%	45%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	15%	30%	40%	45%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	30%	45%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	25%	40%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	20%	35%	45%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	30%	40%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	35%	45%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	5%	25%	35%	45%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	40%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	20%	35%	45%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	30%	40%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	10%	25%	35%	40%	45%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	5%	25%	35%	45%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	40%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	15%	25%	35%	40%	45%	50%	45%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	25%	35%	45%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	25%	35%	45%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	40%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	10%	25%	40%	45%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	10%	20%	30%	40%	45%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	45%	50%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	40%	50%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	15%	30%	40%	50%	50%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	15%	30%	40%	50%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	30%	40%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	20%	35%	45%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	30%	40%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	35%	45%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	20%	35%	45%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	25%	35%	45%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	25%	40%	50%	50%	50%	50%	50%	50%	50%

BLV 3

			Maximum affordable housing percentages in each value zone (values per square metre)									
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	25%	40%	50%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	20%	35%	45%	50%	50%	50%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	30%	40%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	35%	45%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	5%	25%	35%	45%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	40%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	20%	35%	45%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	30%	40%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	10%	25%	35%	40%	45%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	5%	25%	35%	45%	50%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	40%	50%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	0%	15%	25%	35%	40%	45%	50%	45%
14	Intensification scheme (industrial with 9 flats)	9	0.29	25%	35%	45%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	25%	35%	45%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	40%	50%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	10%	25%	40%	45%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	10%	20%	30%	40%	45%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	45%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	40%	50%	50%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	15%	30%	40%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	15%	30%	40%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	30%	40%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	20%	35%	45%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	50%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	30%	40%	50%	50%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	35%	45%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	20%	35%	45%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	25%	35%	45%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	25%	40%	50%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	High density mixed use flatted scheme (30 flats)	30	0.08	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	0%	0%	0%	0%	0%	0%	0%	0%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	0%	0%	0%	0%	0%	0%	0%	0%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	0%	0%	0%	0%	0%	0%	0%	0%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	50%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	50%	50%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	35%	50%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	10%	30%	40%	45%	50%	50%	50%	50%	50%

BLV 4

			Maximum affordable housing percentages in each value zone (values per square metre)									
LP Ref	Site		Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	50%	50%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	30%	45%	50%	50%	50%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	45%	50%	50%	50%	50%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	30%	45%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	50%	50%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	35%	45%	50%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	50%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	30%	40%	50%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	50%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	35%	45%	50%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	40%	50%	50%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	45%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	20%	35%	45%	50%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	50%	50%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	50%	50%	50%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	50%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	30%	40%	50%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	30%	45%	50%	50%	50%	50%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	50%	50%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	50%	50%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	30%	45%	50%	50%	50%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	35%	45%	50%	50%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	50%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	35%	50%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	50%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	45%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	45%	50%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	45%	50%	50%	50%	50%	50%	50%	50%	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £8,030 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH (Residual land values)	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Low density housing scheme (2 houses	2	£771,878	585,759	557,498	529,355	501,332	473,428	445,642	417,975	390,427	362,997	335,687	308,496	0%
2	Low density housing scheme (4 houses	4	£1,543,757	1,172,397	1,115,875	1,059,591	1,003,543	947,734	892,163	836,829	781,733	726,874	672,253	617,870	0%
3	Low density housing scheme (9 houses	9	£3,504,327	2,638,686	2,511,510	2,384,870	2,258,763	2,133,193	2,008,157	1,883,656	1,759,690	1,636,257	1,513,361	1,391,000	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	900,832	843,399	786,208	729,263	672,562	616,105	559,893	503,925	448,202	392,722	337,487	30%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,264,253	1,183,839	1,103,767	1,024,037	944,648	865,602	786,898	708,536	630,517	552,838	475,503	40%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,621,893	1,518,512	1,415,571	1,313,069	1,211,007	1,109,385	1,008,203	907,460	807,159	707,296	607,873	30%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	5,024,564	4,702,388	4,381,585	4,062,151	3,744,088	3,427,396	3,112,076	2,798,126	2,485,547	2,174,339	1,864,501	40%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	11,272,264	10,540,137	9,811,126	9,085,231	8,362,453	7,642,790	6,926,246	6,212,816	5,502,505	4,795,309	4,091,229	35%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	24,022,290	22,110,816	20,205,120	18,300,952	16,405,013	14,517,300	12,637,815	10,766,556	8,903,526	7,048,722	5,202,144	0%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	27,019,658	23,056,817	19,077,261	15,115,046	11,170,177	7,206,624	3,251,417	- 724,108	- 4,758,117	- 8,825,224	- 12,922,657	0%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	15,263,592	13,679,614	12,102,480	10,532,192	8,968,748	7,412,149	5,851,292	4,294,271	2,744,159	1,200,956	- 344,356	0%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	17,473,630	14,896,765	12,325,044	9,764,538	7,214,263	4,647,589	2,092,257	- 477,169	- 3,083,112	- 5,707,024	- 8,347,232	0%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	14,677,048	13,904,134	13,134,541	12,368,267	11,605,313	10,845,680	10,089,366	9,336,372	8,586,699	7,840,345	7,097,310	0%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	6,612,739	6,514,690	6,417,058	6,319,843	6,223,045	6,126,665	6,030,702	5,935,155	5,840,027	5,745,315	5,651,021	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	5,454,951	5,128,091	4,802,621	4,478,543	4,155,855	3,834,558	3,514,651	3,196,136	2,879,011	2,563,277	2,248,934	25%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	11,419,627	10,653,156	9,889,977	9,130,087	8,373,490	7,620,182	6,870,166	6,123,440	5,380,005	4,639,862	3,903,009	45%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	14,513,962	13,179,767	11,845,214	10,514,401	9,189,360	7,870,090	6,556,594	5,248,869	3,946,917	2,650,737	1,355,652	10%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	15,925,017	13,781,858	11,647,974	9,509,590	7,373,863	5,247,501	3,124,101	990,939	- 1,150,027	- 3,326,682	- 5,506,907	5%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	5,586,032	5,093,413	4,602,909	4,114,521	3,628,249	3,144,093	2,662,053	2,179,980	1,698,331	1,218,816	741,435	10%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	14,461,593	13,127,382	11,792,014	10,461,186	9,136,129	7,816,844	6,503,332	5,195,592	3,893,623	2,597,427	1,301,513	25%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	20,286,383	17,067,721	13,856,084	10,658,439	7,459,844	4,253,577	1,059,191	- 2,194,985	- 5,466,602	- 8,758,409	- 12,091,460	0%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	12,243,084	11,297,303	10,355,587	9,417,935	8,484,345	7,550,523	6,620,259	5,694,080	4,771,986	3,853,978	2,940,055	20%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	19,973,974	17,353,262	14,754,598	12,177,984	9,620,056	7,061,692	4,525,607	2,002,830	- 528,050	- 3,078,604	- 5,631,894	5%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	7,695,473	7,340,030	6,987,469	6,637,790	6,290,992	5,947,074	5,606,039	5,267,885	4,932,612	4,600,221	4,270,711	0%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	18,214,156	16,196,695	14,178,324	12,162,842	10,156,143	8,158,227	6,169,096	4,188,747	2,217,182	236,428	- 1,768,659	0%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	20,434,512	18,417,051	16,408,304	14,408,273	12,410,378	10,412,462	8,423,330	6,442,981	4,471,416	2,508,635	546,552	0%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	16,711,538	15,412,809	14,119,662	12,832,096	11,550,112	10,273,709	9,002,888	7,737,649	6,477,991	5,223,915	3,969,020	25%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	16,240,144	12,790,027	9,354,970	5,896,881	2,451,308	- 1,035,088	- 4,562,919	- 8,114,791	- 11,707,347	- 15,344,555	- 19,044,088	0%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	45,992,480	42,130,781	38,285,680	34,457,176	30,645,268	26,849,958	23,071,244	19,302,525	15,528,603	11,771,404	8,010,852	0%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	5,219,126	5,088,394	4,958,218	4,828,597	4,699,534	4,571,027	4,443,075	4,315,680	4,188,842	4,062,560	3,936,834	0%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	32,774,812	30,240,243	27,716,641	25,204,004	22,698,549	20,195,259	17,702,994	15,221,752	12,751,535	10,292,340	7,831,644	0%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	25,191,618	23,574,907	21,965,081	20,362,138	18,766,077	17,176,902	15,594,610	14,019,201	12,450,677	10,889,035	9,334,277	15%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	22,222,162	18,862,704	15,517,822	12,187,517	8,842,769	5,505,496	2,177,318	- 1,191,866	- 4,590,319	- 8,013,994	- 11,468,453	0%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	77,249,532	66,300,905	55,399,772	44,537,483	33,619,269	22,749,046	11,812,444	878,168	- 10,279,479	- 21,550,876	- 32,945,696	0%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	3,420,927	3,118,490	2,817,351	2,517,513	2,218,973	1,921,731	1,625,789	1,331,146	1,037,802	745,756	455,009	35%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	7,650,621	7,153,498	6,658,490	6,165,599	5,674,824	5,186,164	4,699,620	4,215,193	3,732,880	3,252,684	2,774,604	15%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	18,609,237	15,873,788	13,130,187	10,392,502	7,666,799	4,950,171	2,215,804	- 514,161	- 3,291,484	- 6,070,442	- 8,879,450	0%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	19,813,641	17,078,192	14,352,970	11,615,283	8,889,581	6,175,863	3,457,243	735,005	- 2,011,872	- 4,790,829	- 7,580,312	0%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	10,826,291	9,859,066	8,895,997	7,937,083	6,982,324	6,031,721	5,085,273	4,142,980	3,204,842	2,270,860	1,341,033	15%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	20,367,670	17,800,124	15,243,692	12,698,373	10,164,166	7,636,473	5,097,476	2,569,714	47,488	- 2,529,795	- 5,103,850	10%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	4,990,639	4,507,191	4,025,825	3,546,540	3,069,336	2,594,213	2,121,170	1,650,209	1,181,330	714,411	244,397	15%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	5,829,997	5,265,971	4,704,373	4,145,202	3,588,460	3,034,146	2,482,259	1,932,799	1,385,768	841,140	292,786	20%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	3,513,808	3,129,718	2,747,287	2,366,513	1,987,397	1,609,938	1,234,137	859,993	484,639	109,601	- 267,785	5%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	4,225,671	3,764,759	3,305,836	2,848,902	2,393,958	1,941,002	1,490,035	1,041,058	590,766	140,715	- 312,013	10%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	4,937,535	4,399,800	3,864,385	3,331,291	2,800,518	2,272,066	1,745,933	1,222,122	696,894	171,829	- 356,241	15%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH (Residual land values)	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Low density housing scheme (2 houses	2	£458,581	585,759	557,498	529,355	501,332	473,428	445,642	417,975	390,427	362,997	335,687	308,496	20%
2	Low density housing scheme (4 houses	4	£917,161	1,172,397	1,115,875	1,059,591	1,003,543	947,734	892,163	836,829	781,733	726,874	672,253	617,870	20%
3	Low density housing scheme (9 houses	9	£2,081,956	2,638,686	2,511,510	2,384,870	2,258,763	2,133,193	2,008,157	1,883,656	1,759,690	1,636,257	1,513,361	1,391,000	20%
4	Medium density flatted sheme (5 flats)	5	£305,720	900,832	843,399	786,208	729,263	672,562	616,105	559,893	503,925	448,202	392,722	337,487	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,264,253	1,183,839	1,103,767	1,024,037	944,648	865,602	786,898	708,536	630,517	552,838	475,503	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,621,893	1,518,512	1,415,571	1,313,069	1,211,007	1,109,385	1,008,203	907,460	807,159	707,296	607,873	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	5,024,564	4,702,388	4,381,585	4,062,151	3,744,088	3,427,396	3,112,076	2,798,126	2,485,547	2,174,339	1,864,501	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	11,272,264	10,540,137	9,811,126	9,085,231	8,362,453	7,642,790	6,926,246	6,212,816	5,502,505	4,795,309	4,091,229	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	24,022,290	22,110,816	20,205,120	18,300,952	16,405,013	14,517,300	12,637,815	10,766,556	8,903,526	7,048,722	5,202,144	25%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	27,019,658	23,056,817	19,077,261	15,115,046	11,170,177	7,206,624	3,251,417	- 724,108	- 4,758,117	- 8,825,224	- 12,922,657	5%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	15,263,592	13,679,614	12,102,480	10,532,192	8,968,748	7,412,149	5,851,292	4,294,271	2,744,159	1,200,956	- 344,356	0%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	17,473,630	14,896,765	12,325,044	9,764,538	7,214,263	4,647,589	2,092,257	- 477,169	- 3,083,112	- 5,707,024	- 8,347,232	0%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	14,677,048	13,904,134	13,134,541	12,368,267	11,605,313	10,845,680	10,089,366	9,336,372	8,586,699	7,840,345	7,097,310	30%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	6,612,739	6,514,690	6,417,058	6,319,843	6,223,045	6,126,665	6,030,702	5,935,155	5,840,027	5,745,315	5,651,021	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	5,454,951	5,128,091	4,802,621	4,478,543	4,155,855	3,834,558	3,514,651	3,196,136	2,879,011	2,563,277	2,248,934	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	11,419,627	10,653,156	9,889,977	9,130,087	8,373,490	7,620,182	6,870,166	6,123,440	5,380,005	4,639,862	3,903,009	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	14,513,962	13,179,767	11,845,214	10,514,401	9,189,360	7,870,090	6,556,594	5,248,869	3,946,917	2,650,737	1,355,652	25%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	15,925,017	13,781,858	11,647,974	9,509,590	7,373,863	5,247,501	3,124,101	990,939	- 1,150,027	- 3,326,682	- 5,506,907	20%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	5,586,032	5,093,413	4,602,909	4,114,521	3,628,249	3,144,093	2,662,053	2,179,980	1,698,331	1,218,816	741,435	30%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	14,461,593	13,127,382	11,792,014	10,461,186	9,136,129	7,816,844	6,503,332	5,195,592	3,893,623	2,597,427	1,301,513	35%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	20,286,383	17,067,721	13,856,084	10,658,439	7,459,844	4,253,577	1,059,191	- 2,194,985	- 5,466,602	- 8,758,409	- 12,091,460	5%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	12,243,084	11,297,303	10,355,587	9,417,935	8,484,345	7,550,523	6,620,259	5,694,080	4,771,986	3,853,978	2,940,055	40%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	19,973,974	17,353,262	14,754,598	12,177,984	9,620,056	7,061,692	4,525,607	2,002,830	- 528,050	- 3,078,604	- 5,631,894	20%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	7,695,473	7,340,030	6,987,469	6,637,790	6,290,992	5,947,074	5,606,039	5,267,885	4,932,612	4,600,221	4,270,711	30%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	18,214,156	16,196,695	14,178,324	12,162,842	10,156,143	8,158,227	6,169,096	4,188,747	2,217,182	236,428	- 1,768,659	0%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	20,434,512	18,417,051	16,408,304	14,408,273	12,410,378	10,412,462	8,423,330	6,442,981	4,471,416	2,508,635	546,552	5%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	16,711,538	15,412,809	14,119,662	12,832,096	11,550,112	10,273,709	9,002,888	7,737,649	6,477,991	5,223,915	3,969,020	40%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	16,240,144	12,790,027	9,354,970	5,896,881	2,451,308	- 1,035,088	- 4,562,919	- 8,114,791	- 11,707,347	- 15,344,555	- 19,044,088	0%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	45,992,480	42,130,781	38,285,680	34,457,176	30,645,268	26,849,958	23,071,244	19,302,525	15,528,603	11,771,404	8,010,852	25%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	5,219,126	5,088,394	4,958,218	4,828,597	4,699,534	4,571,027	4,443,075	4,315,680	4,188,842	4,062,560	3,936,834	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	32,774,812	30,240,243	27,716,641	25,204,004	22,698,549	20,195,259	17,702,994	15,221,752	12,751,535	10,292,340	7,831,644	25%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	25,191,618	23,574,907	21,965,081	20,362,138	18,766,077	17,176,902	15,594,610	14,019,201	12,450,677	10,889,035	9,334,277	40%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	22,222,162	18,862,704	15,517,822	12,187,517	8,842,769	5,505,496	2,177,318	- 1,191,866	- 4,590,319	- 8,013,994	- 11,468,453	10%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	77,249,532	66,300,905	55,399,772	44,537,483	33,619,269	22,749,046	11,812,444	878,168	- 10,279,479	- 21,550,876	- 32,945,696	0%
35	High density mixed use flatted scheme (30 flats	30	£733,729	3,420,927	3,118,490	2,817,351	2,517,513	2,218,973	1,921,731	1,625,789	1,331,146	1,037,802	745,756	455,009	45%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	7,650,621	7,153,498	6,658,490	6,165,599	5,674,824	5,186,164	4,699,620	4,215,193	3,732,880	3,252,684	2,774,604	40%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	18,609,237	15,873,788	13,130,187	10,392,502	7,666,799	4,950,171	2,215,804	- 514,161	- 3,291,484	- 6,070,442	- 8,879,450	15%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	19,813,641	17,078,192	14,352,970	11,615,283	8,889,581	6,175,863	3,457,243	735,005	- 2,011,872	- 4,790,829	- 7,580,312	15%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	10,826,291	9,859,066	8,895,997	7,937,083	6,982,324	6,031,721	5,085,273	4,142,980	3,204,842	2,270,860	1,341,033	30%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	20,367,670	17,800,124	15,243,692	12,698,373	10,164,166	7,636,473	5,097,476	2,569,714	47,488	- 2,529,795	- 5,103,850	20%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	4,990,639	4,507,191	4,025,825	3,546,540	3,069,336	2,594,213	2,121,170	1,650,209	1,181,330	714,411	244,397	30%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	5,829,997	5,265,971	4,704,373	4,145,202	3,588,460	3,034,146	2,482,259	1,932,799	1,385,768	841,140	292,786	35%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	3,513,808	3,129,718	2,747,287	2,366,513	1,987,397	1,609,938	1,234,137	859,993	484,639	109,601	- 267,785	20%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	4,225,671	3,764,759	3,305,836	2,848,902	2,393,958	1,941,002	1,490,035	1,041,058	590,766	140,715	- 312,013	25%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	4,937,535	4,399,800	3,864,385	3,331,291	2,800,518	2,272,066	1,745,933	1,222,122	696,894	171,829	- 356,241	25%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH (Residual land values)	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Low density housing scheme (2 houses	2	£304,434	585,759	557,498	529,355	501,332	473,428	445,642	417,975	390,427	362,997	335,687	308,496	50%
2	Low density housing scheme (4 houses	4	£608,869	1,172,397	1,115,875	1,059,591	1,003,543	947,734	892,163	836,829	781,733	726,874	672,253	617,870	50%
3	Low density housing scheme (9 houses	9	£1,382,131	2,638,686	2,511,510	2,384,870	2,258,763	2,133,193	2,008,157	1,883,656	1,759,690	1,636,257	1,513,361	1,391,000	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	900,832	843,399	786,208	729,263	672,562	616,105	559,893	503,925	448,202	392,722	337,487	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,264,253	1,183,839	1,103,767	1,024,037	944,648	865,602	786,898	708,536	630,517	552,838	475,503	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,621,893	1,518,512	1,415,571	1,313,069	1,211,007	1,109,385	1,008,203	907,460	807,159	707,296	607,873	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	5,024,564	4,702,388	4,381,585	4,062,151	3,744,088	3,427,396	3,112,076	2,798,126	2,485,547	2,174,339	1,864,501	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	11,272,264	10,540,137	9,811,126	9,085,231	8,362,453	7,642,790	6,926,246	6,212,816	5,502,505	4,795,309	4,091,229	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	24,022,290	22,110,816	20,205,120	18,300,952	16,405,013	14,517,300	12,637,815	10,766,556	8,903,526	7,048,722	5,202,144	35%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	27,019,658	23,056,817	19,077,261	15,115,046	11,170,177	7,206,624	3,251,417	- 724,108	- 4,758,117	- 8,825,224	- 12,922,657	10%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	15,263,592	13,679,614	12,102,480	10,532,192	8,968,748	7,412,149	5,851,292	4,294,271	2,744,159	1,200,956	- 344,356	10%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	17,473,630	14,896,765	12,325,044	9,764,538	7,214,263	4,647,589	2,092,257	- 477,169	- 3,083,112	- 5,707,024	- 8,347,232	10%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	14,677,048	13,904,134	13,134,541	12,368,267	11,605,313	10,845,680	10,089,366	9,336,372	8,586,699	7,840,345	7,097,310	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	6,612,739	6,514,690	6,417,058	6,319,843	6,223,045	6,126,665	6,030,702	5,935,155	5,840,027	5,745,315	5,651,021	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	5,454,951	5,128,091	4,802,621	4,478,543	4,155,855	3,834,558	3,514,651	3,196,136	2,879,011	2,563,277	2,248,934	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	11,419,627	10,653,156	9,889,977	9,130,087	8,373,490	7,620,182	6,870,166	6,123,440	5,380,005	4,639,862	3,903,009	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	14,513,962	13,179,767	11,845,214	10,514,401	9,189,360	7,870,090	6,556,594	5,248,869	3,946,917	2,650,737	1,355,652	35%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	15,925,017	13,781,858	11,647,974	9,509,590	7,373,863	5,247,501	3,124,101	990,939	- 1,150,027	- 3,326,682	- 5,506,907	25%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	5,586,032	5,093,413	4,602,909	4,114,521	3,628,249	3,144,093	2,662,053	2,179,980	1,698,331	1,218,816	741,435	35%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	14,461,593	13,127,382	11,792,014	10,461,186	9,136,129	7,816,844	6,503,332	5,195,592	3,893,623	2,597,427	1,301,513	40%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	20,286,383	17,067,721	13,856,084	10,658,439	7,459,844	4,253,577	1,059,191	- 2,194,985	- 5,466,602	- 8,758,409	- 12,091,460	15%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	12,243,084	11,297,303	10,355,587	9,417,935	8,484,345	7,550,523	6,620,259	5,694,080	4,771,986	3,853,978	2,940,055	45%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	19,973,974	17,353,262	14,754,598	12,177,984	9,620,056	7,061,692	4,525,607	2,002,830	- 528,050	- 3,078,604	- 5,631,894	25%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	7,695,473	7,340,030	6,987,469	6,637,790	6,290,992	5,947,074	5,606,039	5,267,885	4,932,612	4,600,221	4,270,711	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	18,214,156	16,196,695	14,178,324	12,162,842	10,156,143	8,158,227	6,169,096	4,188,747	2,217,182	236,428	- 1,768,659	10%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	20,434,512	18,417,051	16,408,304	14,408,273	12,410,378	10,412,462	8,423,330	6,442,981	4,471,416	2,508,635	546,552	20%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	16,711,538	15,412,809	14,119,662	12,832,096	11,550,112	10,273,709	9,002,888	7,737,649	6,477,991	5,223,915	3,969,020	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	16,240,144	12,790,027	9,354,970	5,896,881	2,451,308	- 1,035,088	- 4,562,919	- 8,114,791	- 11,707,347	- 15,344,555	- 19,044,088	0%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	45,992,480	42,130,781	38,285,680	34,457,176	30,645,268	26,849,958	23,071,244	19,302,525	15,528,603	11,771,404	8,010,852	35%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	5,219,126	5,088,394	4,958,218	4,828,597	4,699,534	4,571,027	4,443,075	4,315,680	4,188,842	4,062,560	3,936,834	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	32,774,812	30,240,243	27,716,641	25,204,004	22,698,549	20,195,259	17,702,994	15,221,752	12,751,535	10,292,340	7,831,644	35%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	25,191,618	23,574,907	21,965,081	20,362,138	18,766,077	17,176,902	15,594,610	14,019,201	12,450,677	10,889,035	9,334,277	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	22,222,162	18,862,704	15,517,822	12,187,517	8,842,769	5,505,496	2,177,318	- 1,191,866	- 4,590,319	- 8,013,994	- 11,468,453	20%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	77,249,532	66,300,905	55,399,772	44,537,483	33,619,269	22,749,046	11,812,444	878,168	- 10,279,479	- 21,550,876	- 32,945,696	5%
35	High density mixed use flatted scheme (30 flats	30	£487,095	3,420,927	3,118,490	2,817,351	2,517,513	2,218,973	1,921,731	1,625,789	1,331,146	1,037,802	745,756	455,009	45%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	7,650,621	7,153,498	6,658,490	6,165,599	5,674,824	5,186,164	4,699,620	4,215,193	3,732,880	3,252,684	2,774,604	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	18,609,237	15,873,788	13,130,187	10,392,502	7,666,799	4,950,171	2,215,804	- 514,161	- 3,291,484	- 6,070,442	- 8,879,450	20%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	19,813,641	17,078,192	14,352,970	11,615,283	8,889,581	6,175,863	3,457,243	735,005	- 2,011,872	- 4,790,829	- 7,580,312	20%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	10,826,291	9,859,066	8,895,997	7,937,083	6,982,324	6,031,721	5,085,273	4,142,980	3,204,842	2,270,860	1,341,033	40%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	20,367,670	17,800,124	15,243,692	12,698,373	10,164,166	7,636,473	5,097,476	2,569,714	47,488	- 2,529,795	- 5,103,850	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	4,990,639	4,507,191	4,025,825	3,546,540	3,069,336	2,594,213	2,121,170	1,650,209	1,181,330	714,411	244,397	35%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	5,829,997	5,265,971	4,704,373	4,145,202	3,588,460	3,034,146	2,482,259	1,932,799	1,385,768	841,140	292,786	40%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	3,513,808	3,129,718	2,747,287	2,366,513	1,987,397	1,609,938	1,234,137	859,993	484,639	109,601	- 267,785	30%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	4,225,671	3,764,759	3,305,836	2,848,902	2,393,958	1,941,002	1,490,035	1,041,058	590,766	140,715	- 312,013	30%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	4,937,535	4,399,800	3,864,385	3,331,291	2,800,518	2,272,066	1,745,933	1,222,122	696,894	171,829	- 356,241	35%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH (Residual land values)	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Low density housing scheme (2 houses	2	£25,000	585,759	557,498	529,355	501,332	473,428	445,642	417,975	390,427	362,997	335,687	308,496	50%
2	Low density housing scheme (4 houses	4	£50,000	1,172,397	1,115,875	1,059,591	1,003,543	947,734	892,163	836,829	781,733	726,874	672,253	617,870	50%
3	Low density housing scheme (9 houses	9	£113,500	2,638,686	2,511,510	2,384,870	2,258,763	2,133,193	2,008,157	1,883,656	1,759,690	1,636,257	1,513,361	1,391,000	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	900,832	843,399	786,208	729,263	672,562	616,105	559,893	503,925	448,202	392,722	337,487	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,264,253	1,183,839	1,103,767	1,024,037	944,648	865,602	786,898	708,536	630,517	552,838	475,503	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,621,893	1,518,512	1,415,571	1,313,069	1,211,007	1,109,385	1,008,203	907,460	807,159	707,296	607,873	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	5,024,564	4,702,388	4,381,585	4,062,151	3,744,088	3,427,396	3,112,076	2,798,126	2,485,547	2,174,339	1,864,501	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	11,272,264	10,540,137	9,811,126	9,085,231	8,362,453	7,642,790	6,926,246	6,212,816	5,502,505	4,795,309	4,091,229	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	24,022,290	22,110,816	20,205,120	18,300,952	16,405,013	14,517,300	12,637,815	10,766,556	8,903,526	7,048,722	5,202,144	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	27,019,658	23,056,817	19,077,261	15,115,046	11,170,177	7,206,624	3,251,417	- 724,108	- 4,758,117	- 8,825,224	- 12,922,657	30%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	15,263,592	13,679,614	12,102,480	10,532,192	8,968,748	7,412,149	5,851,292	4,294,271	2,744,159	1,200,956	- 344,356	45%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	17,473,630	14,896,765	12,325,044	9,764,538	7,214,263	4,647,589	2,092,257	- 477,169	- 3,083,112	- 5,707,024	- 8,347,232	30%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	14,677,048	13,904,134	13,134,541	12,368,267	11,605,313	10,845,680	10,089,366	9,336,372	8,586,699	7,840,345	7,097,310	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	6,612,739	6,514,690	6,417,058	6,319,843	6,223,045	6,126,665	6,030,702	5,935,155	5,840,027	5,745,315	5,651,021	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	5,454,951	5,128,091	4,802,621	4,478,543	4,155,855	3,834,558	3,514,651	3,196,136	2,879,011	2,563,277	2,248,934	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	11,419,627	10,653,156	9,889,977	9,130,087	8,373,490	7,620,182	6,870,166	6,123,440	5,380,005	4,639,862	3,903,009	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	14,513,962	13,179,767	11,845,214	10,514,401	9,189,360	7,870,090	6,556,594	5,248,869	3,946,917	2,650,737	1,355,652	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	15,925,017	13,781,858	11,647,974	9,509,590	7,373,863	5,247,501	3,124,101	990,939	- 1,150,027	- 3,326,682	- 5,506,907	35%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	5,586,032	5,093,413	4,602,909	4,114,521	3,628,249	3,144,093	2,662,053	2,179,980	1,698,331	1,218,816	741,435	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	14,461,593	13,127,382	11,792,014	10,461,186	9,136,129	7,816,844	6,503,332	5,195,592	3,893,623	2,597,427	1,301,513	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	20,286,383	17,067,721	13,856,084	10,658,439	7,459,844	4,253,577	1,059,191	- 2,194,985	- 5,466,602	- 8,758,409	- 12,091,460	30%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	12,243,084	11,297,303	10,355,587	9,417,935	8,484,345	7,550,523	6,620,259	5,694,080	4,771,986	3,853,978	2,940,055	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	19,973,974	17,353,262	14,754,598	12,177,984	9,620,056	7,061,692	4,525,607	2,002,830	- 528,050	- 3,078,604	- 5,631,894	35%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	7,695,473	7,340,030	6,987,469	6,637,790	6,290,992	5,947,074	5,606,039	5,267,885	4,932,612	4,600,221	4,270,711	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	18,214,156	16,196,695	14,178,324	12,162,842	10,156,143	8,158,227	6,169,096	4,188,747	2,217,182	236,428	- 1,768,659	40%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	20,434,512	18,417,051	16,408,304	14,408,273	12,410,378	10,412,462	8,423,330	6,442,981	4,471,416	2,508,635	546,552	45%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	16,711,538	15,412,809	14,119,662	12,832,096	11,550,112	10,273,709	9,002,888	7,737,649	6,477,991	5,223,915	3,969,020	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	16,240,144	12,790,027	9,354,970	5,896,881	2,451,308	- 1,035,088	- 4,562,919	- 8,114,791	- 11,707,347	- 15,344,555	- 19,044,088	20%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	45,992,480	42,130,781	38,285,680	34,457,176	30,645,268	26,849,958	23,071,244	19,302,525	15,528,603	11,771,404	8,010,852	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	5,219,126	5,088,394	4,958,218	4,828,597	4,699,534	4,571,027	4,443,075	4,315,680	4,188,842	4,062,560	3,936,834	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	32,774,812	30,240,243	27,716,641	25,204,004	22,698,549	20,195,259	17,702,994	15,221,752	12,751,535	10,292,340	7,831,644	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	25,191,618	23,574,907	21,965,081	20,362,138	18,766,077	17,176,902	15,594,610	14,019,201	12,450,677	10,889,035	9,334,277	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	22,222,162	18,862,704	15,517,822	12,187,517	8,842,769	5,505,496	2,177,318	- 1,191,866	- 4,590,319	- 8,013,994	- 11,468,453	30%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	77,249,532	66,300,905	55,399,772	44,537,483	33,619,269	22,749,046	11,812,444	878,168	- 10,279,479	- 21,550,876	- 32,945,696	30%
35	High density mixed use flatted scheme (30 flats	30	£40,000	3,420,927	3,118,490	2,817,351	2,517,513	2,218,973	1,921,731	1,625,789	1,331,146	1,037,802	745,756	455,009	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	7,650,621	7,153,498	6,658,490	6,165,599	5,674,824	5,186,164	4,699,620	4,215,193	3,732,880	3,252,684	2,774,604	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	18,609,237	15,873,788	13,130,187	10,392,502	7,666,799	4,950,171	2,215,804	- 514,161	- 3,291,484	- 6,070,442	- 8,879,450	30%
38	High density mixed use flatted scheme (400 flats	400	£565,000	19,813,641	17,078,192	14,352,970	11,615,283	8,889,581	6,175,863	3,457,243	735,005	- 2,011,872	- 4,790,829	- 7,580,312	35%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	10,826,291	9,859,066	8,895,997	7,937,083	6,982,324	6,031,721	5,085,273	4,142,980	3,204,842	2,270,860	1,341,033	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	20,367,670	17,800,124	15,243,692	12,698,373	10,164,166	7,636,473	5,097,476	2,569,714	47,488	- 2,529,795	- 5,103,850	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	4,990,639	4,507,191	4,025,825	3,546,540	3,069,336	2,594,213	2,121,170	1,650,209	1,181,330	714,411	244,397	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	5,829,997	5,265,971	4,704,373	4,145,202	3,588,460	3,034,146	2,482,259	1,932,799	1,385,768	841,140	292,786	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	3,513,808	3,129,718	2,747,287	2,366,513	1,987,397	1,609,938	1,234,137	859,993	484,639	109,601	- 267,785	45%
47	High density extracare flatted scheme (60 flats)	60	£100,000	4,225,671	3,764,759	3,305,836	2,848,902	2,393,958	1,941,002	1,490,035	1,041,058	590,766	140,715	- 312,013	45%
48	High density extracare flatted scheme (70 flats)	70	£100,000	4,937,535	4,399,800	3,864,385	3,331,291	2,800,518	2,272,066	1,745,933	1,222,122	696,894	171,829	- 356,241	45%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £8,806 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	691,154	657,404	623,794	590,327	557,002	523,819	490,778	457,879	425,123	392,507	360,034	0%
2	Low density housing scheme (4 houses	4	£1,543,757	1,383,189	1,315,686	1,248,467	1,181,534	1,114,883	1,048,517	982,435	916,637	851,123	785,893	720,948	0%
3	Low density housing scheme (9 houses	9	£3,504,327	3,112,965	2,961,084	2,809,843	2,659,241	2,509,278	2,359,954	2,211,270	2,063,223	1,915,817	1,769,051	1,622,922	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,124,797	1,055,697	986,890	918,377	850,157	782,232	714,600	647,261	580,216	513,464	447,007	40%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,577,804	1,481,057	1,384,721	1,288,797	1,193,282	1,098,179	1,003,487	909,206	815,336	721,878	628,830	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,025,030	1,900,650	1,776,798	1,653,474	1,530,680	1,408,412	1,286,674	1,165,465	1,044,784	924,632	805,008	40%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	6,307,091	5,918,752	5,532,061	5,147,022	4,763,633	4,381,893	4,001,804	3,623,365	3,246,576	2,871,014	2,496,422	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	14,299,917	13,411,634	12,527,125	11,646,392	10,769,435	9,896,254	9,026,848	8,160,378	7,296,237	6,435,881	5,579,312	45%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	32,538,052	30,182,994	27,837,996	25,503,058	23,178,180	20,863,363	18,558,607	16,263,910	13,979,274	11,691,440	9,413,326	20%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	44,765,886	39,916,788	35,088,621	30,257,668	25,431,961	20,627,360	15,819,651	11,009,021	6,199,229	1,374,009	- 3,535,025	5%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	22,351,821	20,409,050	18,474,637	16,537,226	14,608,030	12,687,244	10,774,867	8,870,900	6,975,341	5,085,208	3,187,874	0%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	29,715,941	26,540,850	23,378,295	20,205,861	17,047,242	13,902,441	10,752,592	7,604,691	4,459,474	1,302,569	- 1,896,755	0%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	17,893,019	16,952,586	16,016,180	15,083,803	14,155,453	13,231,130	12,310,834	11,394,566	10,482,325	9,574,111	8,669,925	10%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,003,088	6,884,705	6,766,825	6,649,449	6,532,576	6,416,206	6,300,339	6,184,975	6,070,113	5,955,756	5,841,901	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	6,756,111	6,361,474	5,968,513	5,577,231	5,187,624	4,799,695	4,413,442	4,028,867	3,645,969	3,264,748	2,885,203	35%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	14,549,815	13,622,227	12,698,609	11,778,963	10,863,287	9,951,364	9,041,096	8,134,811	7,232,507	6,334,186	5,439,847	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	20,274,095	18,639,857	17,012,620	15,392,388	13,779,160	12,172,934	10,573,711	8,978,483	7,381,945	5,792,462	4,210,033	25%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	25,412,002	22,792,561	20,184,403	17,587,529	14,981,301	12,386,154	9,802,384	7,216,385	4,628,922	2,044,979	- 560,043	25%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	7,631,828	7,032,644	6,436,026	5,841,973	5,250,485	4,661,565	4,075,209	3,491,420	2,910,197	2,331,540	1,754,259	25%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	20,221,726	18,587,472	16,960,220	15,339,973	13,726,728	12,120,488	10,521,250	8,925,205	7,328,652	5,739,153	4,156,708	35%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	34,559,787	30,620,887	26,698,985	22,794,081	18,906,174	15,032,278	11,139,191	7,263,275	3,364,171	- 545,166	- 4,529,490	10%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	16,224,632	15,071,454	13,923,215	12,779,917	11,641,558	10,508,138	9,379,658	8,256,117	7,137,517	6,023,855	4,908,863	35%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	31,503,664	28,286,193	25,089,069	21,918,797	18,775,379	15,653,454	12,536,850	9,447,337	6,371,340	3,303,056	242,076	20%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	9,097,276	8,665,989	8,238,188	7,813,875	7,393,048	6,975,710	6,561,858	6,151,493	5,744,616	5,341,226	4,941,322	0%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	27,174,956	24,690,729	22,217,187	19,754,333	17,302,164	14,860,681	12,429,885	9,995,220	7,565,028	5,145,616	2,736,983	0%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	29,395,312	26,911,084	24,437,543	21,974,689	19,522,520	17,081,037	14,650,240	12,230,130	9,819,263	7,399,851	4,991,218	0%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	22,237,666	20,651,083	19,071,296	17,498,307	15,932,115	14,372,720	12,820,122	11,274,322	9,735,320	8,203,114	6,677,705	40%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	32,100,380	27,860,309	23,638,625	19,435,331	15,250,423	11,047,022	6,852,556	2,626,088	- 1,642,043	- 5,985,298	- 10,382,796	0%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	62,525,726	57,840,314	53,162,687	48,505,185	43,844,481	39,196,759	34,569,294	29,962,089	25,375,142	20,808,453	16,262,023	20%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	5,739,591	5,581,747	5,424,575	5,268,072	5,112,241	4,957,081	4,802,591	4,648,773	4,495,625	4,343,148	4,191,342	0%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	43,940,810	40,834,814	37,742,192	34,652,084	31,574,954	28,511,252	25,460,976	22,424,129	19,400,709	16,390,716	13,377,793	15%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	32,070,630	30,098,762	28,135,277	26,180,176	24,233,458	22,295,121	20,365,168	18,442,923	16,524,989	14,615,459	12,714,334	30%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	37,210,723	33,116,182	29,023,072	24,947,705	20,890,084	16,827,029	12,766,660	8,721,763	4,650,965	585,113	- 3,557,162	15%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	126,730,919	113,213,508	99,745,311	86,335,495	72,984,059	59,691,002	46,456,327	33,256,904	19,994,881	6,676,926	- 6,834,384	0%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	4,672,195	4,304,580	3,938,539	3,574,073	3,211,180	2,849,861	2,490,117	2,131,947	1,775,351	1,420,329	1,066,881	45%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	9,696,417	9,092,729	8,491,608	7,893,051	7,297,060	6,703,636	6,112,777	5,524,484	4,938,757	4,355,597	3,775,001	30%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	30,879,651	27,529,195	24,192,461	20,844,250	17,510,619	14,191,568	10,876,945	7,553,227	4,244,239	913,771	- 2,452,483	20%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	32,065,955	28,715,500	25,379,505	22,048,655	18,715,023	15,395,973	12,091,501	8,776,008	5,467,022	2,155,211	- 1,183,104	20%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	14,883,763	13,705,186	12,531,657	11,363,175	10,199,742	9,041,355	7,888,017	6,739,727	5,596,485	4,458,290	3,325,143	30%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	31,688,715	28,551,874	25,428,546	22,318,732	19,222,430	16,139,642	13,044,048	9,961,442	6,892,469	3,810,146	734,011	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	7,061,196	6,469,893	5,881,128	5,294,899	4,711,206	4,130,050	3,551,431	2,975,348	2,401,801	1,830,792	1,262,319	30%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	8,245,646	7,555,789	6,868,892	6,184,954	5,503,975	4,825,956	4,150,895	3,478,794	2,809,653	2,143,469	1,480,247	35%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	5,177,648	4,706,890	4,238,155	3,771,444	3,306,756	2,844,093	2,383,453	1,924,836	1,468,243	1,013,674	561,127	20%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	6,222,279	5,657,364	5,094,878	4,534,819	3,977,190	3,421,988	2,869,214	2,318,869	1,770,953	1,225,464	682,404	25%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	7,266,911	6,607,839	5,951,601	5,298,195	4,647,622	3,999,883	3,354,976	2,712,903	2,073,662	1,437,255	803,680	30%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	691,154	657,404	623,794	590,327	557,002	523,819	490,778	457,879	425,123	392,507	360,034	30%
2	Low density housing scheme (4 houses	4	£917,161	1,383,189	1,315,686	1,248,467	1,181,534	1,114,883	1,048,517	982,435	916,637	851,123	785,893	720,948	30%
3	Low density housing scheme (9 houses	9	£2,081,956	3,112,965	2,961,084	2,809,843	2,659,241	2,509,278	2,359,954	2,211,270	2,063,223	1,915,817	1,769,051	1,622,922	30%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,124,797	1,055,697	986,890	918,377	850,157	782,232	714,600	647,261	580,216	513,464	447,007	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,577,804	1,481,057	1,384,721	1,288,797	1,193,282	1,098,179	1,003,487	909,206	815,336	721,878	628,830	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,025,030	1,900,650	1,776,798	1,653,474	1,530,680	1,408,412	1,286,674	1,165,465	1,044,784	924,632	805,008	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	6,307,091	5,918,752	5,532,061	5,147,022	4,763,633	4,381,893	4,001,804	3,623,365	3,246,576	2,871,014	2,496,422	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	14,299,917	13,411,634	12,527,125	11,646,392	10,769,435	9,896,254	9,026,848	8,160,378	7,296,237	6,435,881	5,579,312	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	32,538,052	30,182,994	27,837,996	25,503,058	23,178,180	20,863,363	18,558,607	16,263,910	13,979,274	11,691,440	9,413,326	40%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	44,765,886	39,916,788	35,088,621	30,257,668	25,431,961	20,627,360	15,819,651	11,009,021	6,199,229	1,374,009	- 3,535,025	20%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	22,351,821	20,409,050	18,474,637	16,537,226	14,608,030	12,687,244	10,774,867	8,870,900	6,975,341	5,085,208	3,187,874	10%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	29,715,941	26,540,850	23,378,295	20,205,861	17,047,242	13,902,441	10,752,592	7,604,691	4,459,474	1,302,569	- 1,896,755	15%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	17,893,019	16,952,586	16,016,180	15,083,803	14,155,453	13,231,130	12,310,834	11,394,566	10,482,325	9,574,111	8,669,925	45%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,003,088	6,884,705	6,766,825	6,649,449	6,532,576	6,416,206	6,300,339	6,184,975	6,070,113	5,955,756	5,841,901	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	6,756,111	6,361,474	5,968,513	5,577,231	5,187,624	4,799,695	4,413,442	4,028,867	3,645,969	3,264,748	2,885,203	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	14,549,815	13,622,227	12,698,609	11,778,963	10,863,287	9,951,364	9,041,096	8,134,811	7,232,507	6,334,186	5,439,847	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	20,274,095	18,639,857	17,012,620	15,392,388	13,779,160	12,172,934	10,573,711	8,978,483	7,381,945	5,792,462	4,210,033	40%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	25,412,002	22,792,561	20,184,403	17,587,529	14,981,301	12,386,154	9,802,384	7,216,385	4,628,922	2,044,979	- 560,043	35%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	7,631,828	7,032,644	6,436,026	5,841,973	5,250,485	4,661,565	4,075,209	3,491,420	2,910,197	2,331,540	1,754,259	40%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	20,221,726	18,587,472	16,960,220	15,339,973	13,726,728	12,120,488	10,521,250	8,925,205	7,328,652	5,739,153	4,156,708	45%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	34,559,787	30,620,887	26,698,985	22,794,081	18,906,174	15,032,278	11,139,191	7,263,275	3,364,171	- 545,166	- 4,529,490	25%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	16,224,632	15,071,454	13,923,215	12,779,917	11,641,558	10,508,138	9,379,658	8,256,117	7,137,517	6,023,855	4,908,863	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	31,503,664	28,286,193	25,089,069	21,918,797	18,775,379	15,653,454	12,536,850	9,447,337	6,371,340	3,303,056	242,076	35%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	9,097,276	8,665,989	8,238,188	7,813,875	7,393,048	6,975,710	6,561,858	6,151,493	5,744,616	5,341,226	4,941,322	40%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	27,174,956	24,690,729	22,217,187	19,754,333	17,302,164	14,860,681	12,429,885	9,995,220	7,565,028	5,145,616	2,736,983	10%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	29,395,312	26,911,084	24,437,543	21,974,689	19,522,520	17,081,037	14,650,240	12,230,130	9,819,263	7,399,851	4,991,218	25%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	22,237,666	20,651,083	19,071,296	17,498,307	15,932,115	14,372,720	12,820,122	11,274,322	9,735,320	8,203,114	6,677,705	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	32,100,380	27,860,309	23,638,625	19,435,331	15,250,423	11,047,022	6,852,556	2,626,088	- 1,642,043	- 5,985,298	- 10,382,796	0%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	62,525,726	57,840,314	53,162,687	48,505,185	43,844,481	39,196,759	34,569,294	29,962,089	25,375,142	20,808,453	16,262,023	35%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	5,739,591	5,581,747	5,424,575	5,268,072	5,112,241	4,957,081	4,802,591	4,648,773	4,495,625	4,343,148	4,191,342	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	43,940,810	40,834,814	37,742,192	34,652,084	31,574,954	28,511,252	25,460,976	22,424,129	19,400,709	16,390,716	13,377,793	35%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	32,070,630	30,098,762	28,135,277	26,180,176	24,233,458	22,295,121	20,365,168	18,442,923	16,524,989	14,615,459	12,714,334	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	37,210,723	33,116,182	29,023,072	24,947,705	20,890,084	16,827,029	12,766,660	8,721,763	4,650,965	585,113	- 3,557,162	25%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	126,730,919	113,213,508	99,745,311	86,335,495	72,984,059	59,691,002	46,456,327	33,256,904	19,994,881	6,676,926	- 6,834,384	10%
35	High density mixed use flatted scheme (30 flats	30	£733,729	4,672,195	4,304,580	3,938,539	3,574,073	3,211,180	2,849,861	2,490,117	2,131,947	1,775,351	1,420,329	1,066,881	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	9,696,417	9,092,729	8,491,608	7,893,051	7,297,060	6,703,636	6,112,777	5,524,484	4,938,757	4,355,597	3,775,001	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	30,879,651	27,529,195	24,192,461	20,844,250	17,510,619	14,191,568	10,876,945	7,553,227	4,244,239	913,771	- 2,452,483	30%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	32,065,955	28,715,500	25,379,505	22,048,655	18,715,023	15,395,973	12,091,501	8,776,008	5,467,022	2,155,211	- 1,183,104	30%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	14,883,763	13,705,186	12,531,657	11,363,175	10,199,742	9,041,355	7,888,017	6,739,727	5,596,485	4,458,290	3,325,143	40%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	31,688,715	28,551,874	25,428,546	22,318,732	19,222,430	16,139,642	13,044,048	9,961,442	6,892,469	3,810,146	734,011	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	7,061,196	6,469,893	5,881,128	5,294,899	4,711,206	4,130,050	3,551,431	2,975,348	2,401,801	1,830,792	1,262,319	40%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	8,245,646	7,555,789	6,868,892	6,184,954	5,503,975	4,825,956	4,150,895	3,478,794	2,809,653	2,143,469	1,480,247	45%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	5,177,648	4,706,890	4,238,155	3,771,444	3,306,756	2,844,093	2,383,453	1,924,836	1,468,243	1,013,674	561,127	35%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	6,222,279	5,657,364	5,094,878	4,534,819	3,977,190	3,421,988	2,869,214	2,318,869	1,770,953	1,225,464	682,404	35%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	7,266,911	6,607,839	5,951,601	5,298,195	4,647,622	3,999,883	3,354,976	2,712,903	2,073,662	1,437,255	803,680	40%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	691,154	657,404	623,794	590,327	557,002	523,819	490,778	457,879	425,123	392,507	360,034	50%
2	Low density housing scheme (4 houses	4	£608,869	1,383,189	1,315,686	1,248,467	1,181,534	1,114,883	1,048,517	982,435	916,637	851,123	785,893	720,948	50%
3	Low density housing scheme (9 houses	9	£1,382,131	3,112,965	2,961,084	2,809,843	2,659,241	2,509,278	2,359,954	2,211,270	2,063,223	1,915,817	1,769,051	1,622,922	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,124,797	1,055,697	986,890	918,377	850,157	782,232	714,600	647,261	580,216	513,464	447,007	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,577,804	1,481,057	1,384,721	1,288,797	1,193,282	1,098,179	1,003,487	909,206	815,336	721,878	628,830	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,025,030	1,900,650	1,776,798	1,653,474	1,530,680	1,408,412	1,286,674	1,165,465	1,044,784	924,632	805,008	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	6,307,091	5,918,752	5,532,061	5,147,022	4,763,633	4,381,893	4,001,804	3,623,365	3,246,576	2,871,014	2,496,422	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	14,299,917	13,411,634	12,527,125	11,646,392	10,769,435	9,896,254	9,026,848	8,160,378	7,296,237	6,435,881	5,579,312	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	32,538,052	30,182,994	27,837,996	25,503,058	23,178,180	20,863,363	18,558,607	16,263,910	13,979,274	11,691,440	9,413,326	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	44,765,886	39,916,788	35,088,621	30,257,668	25,431,961	20,627,360	15,819,651	11,009,021	6,199,229	1,374,009	- 3,535,025	30%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	22,351,821	20,409,050	18,474,637	16,537,226	14,608,030	12,687,244	10,774,867	8,870,900	6,975,341	5,085,208	3,187,874	25%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	29,715,941	26,540,850	23,378,295	20,205,861	17,047,242	13,902,441	10,752,592	7,604,691	4,459,474	1,302,569	- 1,896,755	25%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	17,893,019	16,952,586	16,016,180	15,083,803	14,155,453	13,231,130	12,310,834	11,394,566	10,482,325	9,574,111	8,669,925	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,003,088	6,884,705	6,766,825	6,649,449	6,532,576	6,416,206	6,300,339	6,184,975	6,070,113	5,955,756	5,841,901	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	6,756,111	6,361,474	5,968,513	5,577,231	5,187,624	4,799,695	4,413,442	4,028,867	3,645,969	3,264,748	2,885,203	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	14,549,815	13,622,227	12,698,609	11,778,963	10,863,287	9,951,364	9,041,096	8,134,811	7,232,507	6,334,186	5,439,847	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	20,274,095	18,639,857	17,012,620	15,392,388	13,779,160	12,172,934	10,573,711	8,978,483	7,381,945	5,792,462	4,210,033	45%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	25,412,002	22,792,561	20,184,403	17,587,529	14,981,301	12,386,154	9,802,384	7,216,385	4,628,922	2,044,979	- 560,043	40%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	7,631,828	7,032,644	6,436,026	5,841,973	5,250,485	4,661,565	4,075,209	3,491,420	2,910,197	2,331,540	1,754,259	45%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	20,221,726	18,587,472	16,960,220	15,339,973	13,726,728	12,120,488	10,521,250	8,925,205	7,328,652	5,739,153	4,156,708	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	34,559,787	30,620,887	26,698,985	22,794,081	18,906,174	15,032,278	11,139,191	7,263,275	3,364,171	- 545,166	- 4,529,490	30%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	16,224,632	15,071,454	13,923,215	12,779,917	11,641,558	10,508,138	9,379,658	8,256,117	7,137,517	6,023,855	4,908,863	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	31,503,664	28,286,193	25,089,069	21,918,797	18,775,379	15,653,454	12,536,850	9,447,337	6,371,340	3,303,056	242,076	40%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	9,097,276	8,665,989	8,238,188	7,813,875	7,393,048	6,975,710	6,561,858	6,151,493	5,744,616	5,341,226	4,941,322	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	27,174,956	24,690,729	22,217,187	19,754,333	17,302,164	14,860,681	12,429,885	9,995,220	7,565,028	5,145,616	2,736,983	25%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	29,395,312	26,911,084	24,437,543	21,974,689	19,522,520	17,081,037	14,650,240	12,230,130	9,819,263	7,399,851	4,991,218	35%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	22,237,666	20,651,083	19,071,296	17,498,307	15,932,115	14,372,720	12,820,122	11,274,322	9,735,320	8,203,114	6,677,705	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	32,100,380	27,860,309	23,638,625	19,435,331	15,250,423	11,047,022	6,852,556	2,626,088	- 1,642,043	- 5,985,298	- 10,382,796	10%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	62,525,726	57,840,314	53,162,687	48,505,185	43,844,481	39,196,759	34,569,294	29,962,089	25,375,142	20,808,453	16,262,023	45%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	5,739,591	5,581,747	5,424,575	5,268,072	5,112,241	4,957,081	4,802,591	4,648,773	4,495,625	4,343,148	4,191,342	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	43,940,810	40,834,814	37,742,192	34,652,084	31,574,954	28,511,252	25,460,976	22,424,129	19,400,709	16,390,716	13,377,793	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	32,070,630	30,098,762	28,135,277	26,180,176	24,233,458	22,295,121	20,365,168	18,442,923	16,524,989	14,615,459	12,714,334	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	37,210,723	33,116,182	29,023,072	24,947,705	20,890,084	16,827,029	12,766,660	8,721,763	4,650,965	585,113	- 3,557,162	35%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	126,730,919	113,213,508	99,745,311	86,335,495	72,984,059	59,691,002	46,456,327	33,256,904	19,994,881	6,676,926	- 6,834,384	20%
35	High density mixed use flatted scheme (30 flats	30	£487,095	4,672,195	4,304,580	3,938,539	3,574,073	3,211,180	2,849,861	2,490,117	2,131,947	1,775,351	1,420,329	1,066,881	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	9,696,417	9,092,729	8,491,608	7,893,051	7,297,060	6,703,636	6,112,777	5,524,484	4,938,757	4,355,597	3,775,001	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	30,879,651	27,529,195	24,192,461	20,844,250	17,510,619	14,191,568	10,876,945	7,553,227	4,244,239	913,771	- 2,452,483	35%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	32,065,955	28,715,500	25,379,505	22,048,655	18,715,023	15,395,973	12,091,501	8,776,008	5,467,022	2,155,211	- 1,183,104	35%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	14,883,763	13,705,186	12,531,657	11,363,175	10,199,742	9,041,355	7,888,017	6,739,727	5,596,485	4,458,290	3,325,143	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	31,688,715	28,551,874	25,428,546	22,318,732	19,222,430	16,139,642	13,044,048	9,961,442	6,892,469	3,810,146	734,011	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	7,061,196	6,469,893	5,881,128	5,294,899	4,711,206	4,130,050	3,551,431	2,975,348	2,401,801	1,830,792	1,262,319	50%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	8,245,646	7,555,789	6,868,892	6,184,954	5,503,975	4,825,956	4,150,895	3,478,794	2,809,653	2,143,469	1,480,247	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	5,177,648	4,706,890	4,238,155	3,771,444	3,306,756	2,844,093	2,383,453	1,924,836	1,468,243	1,013,674	561,127	40%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	6,222,279	5,657,364	5,094,878	4,534,819	3,977,190	3,421,988	2,869,214	2,318,869	1,770,953	1,225,464	682,404	45%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	7,266,911	6,607,839	5,951,601	5,298,195	4,647,622	3,999,883	3,354,976	2,712,903	2,073,662	1,437,255	803,680	45%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	691,154	657,404	623,794	590,327	557,002	523,819	490,778	457,879	425,123	392,507	360,034	50%
2	Low density housing scheme (4 houses	4	£50,000	1,383,189	1,315,686	1,248,467	1,181,534	1,114,883	1,048,517	982,435	916,637	851,123	785,893	720,948	50%
3	Low density housing scheme (9 houses	9	£113,500	3,112,965	2,961,084	2,809,843	2,659,241	2,509,278	2,359,954	2,211,270	2,063,223	1,915,817	1,769,051	1,622,922	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,124,797	1,055,697	986,890	918,377	850,157	782,232	714,600	647,261	580,216	513,464	447,007	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,577,804	1,481,057	1,384,721	1,288,797	1,193,282	1,098,179	1,003,487	909,206	815,336	721,878	628,830	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,025,030	1,900,650	1,776,798	1,653,474	1,530,680	1,408,412	1,286,674	1,165,465	1,044,784	924,632	805,008	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	6,307,091	5,918,752	5,532,061	5,147,022	4,763,633	4,381,893	4,001,804	3,623,365	3,246,576	2,871,014	2,496,422	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	14,299,917	13,411,634	12,527,125	11,646,392	10,769,435	9,896,254	9,026,848	8,160,378	7,296,237	6,435,881	5,579,312	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	32,538,052	30,182,994	27,837,996	25,503,058	23,178,180	20,863,363	18,558,607	16,263,910	13,979,274	11,691,440	9,413,326	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	44,765,886	39,916,788	35,088,621	30,257,668	25,431,961	20,627,360	15,819,651	11,009,021	6,199,229	1,374,009	- 3,535,025	45%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	22,351,821	20,409,050	18,474,637	16,537,226	14,608,030	12,687,244	10,774,867	8,870,900	6,975,341	5,085,208	3,187,874	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	29,715,941	26,540,850	23,378,295	20,205,861	17,047,242	13,902,441	10,752,592	7,604,691	4,459,474	1,302,569	- 1,896,755	45%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	17,893,019	16,952,586	16,016,180	15,083,803	14,155,453	13,231,130	12,310,834	11,394,566	10,482,325	9,574,111	8,669,925	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,003,088	6,884,705	6,766,825	6,649,449	6,532,576	6,416,206	6,300,339	6,184,975	6,070,113	5,955,756	5,841,901	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	6,756,111	6,361,474	5,968,513	5,577,231	5,187,624	4,799,695	4,413,442	4,028,867	3,645,969	3,264,748	2,885,203	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	14,549,815	13,622,227	12,698,609	11,778,963	10,863,287	9,951,364	9,041,096	8,134,811	7,232,507	6,334,186	5,439,847	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	20,274,095	18,639,857	17,012,620	15,392,388	13,779,160	12,172,934	10,573,711	8,978,483	7,381,945	5,792,462	4,210,033	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	25,412,002	22,792,561	20,184,403	17,587,529	14,981,301	12,386,154	9,802,384	7,216,385	4,628,922	2,044,979	- 560,043	45%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	7,631,828	7,032,644	6,436,026	5,841,973	5,250,485	4,661,565	4,075,209	3,491,420	2,910,197	2,331,540	1,754,259	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	20,221,726	18,587,472	16,960,220	15,339,973	13,726,728	12,120,488	10,521,250	8,925,205	7,328,652	5,739,153	4,156,708	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	34,559,787	30,620,887	26,698,985	22,794,081	18,906,174	15,032,278	11,139,191	7,263,275	3,364,171	- 545,166	- 4,529,490	40%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	16,224,632	15,071,454	13,923,215	12,779,917	11,641,558	10,508,138	9,379,658	8,256,117	7,137,517	6,023,855	4,908,863	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	31,503,664	28,286,193	25,089,069	21,918,797	18,775,379	15,653,454	12,536,850	9,447,337	6,371,340	3,303,056	242,076	45%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	9,097,276	8,665,989	8,238,188	7,813,875	7,393,048	6,975,710	6,561,858	6,151,493	5,744,616	5,341,226	4,941,322	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	27,174,956	24,690,729	22,217,187	19,754,333	17,302,164	14,860,681	12,429,885	9,995,220	7,565,028	5,145,616	2,736,983	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	29,395,312	26,911,084	24,437,543	21,974,689	19,522,520	17,081,037	14,650,240	12,230,130	9,819,263	7,399,851	4,991,218	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	22,237,666	20,651,083	19,071,296	17,498,307	15,932,115	14,372,720	12,820,122	11,274,322	9,735,320	8,203,114	6,677,705	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	32,100,380	27,860,309	23,638,625	19,435,331	15,250,423	11,047,022	6,852,556	2,626,088	- 1,642,043	- 5,985,298	- 10,382,796	35%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	62,525,726	57,840,314	53,162,687	48,505,185	43,844,481	39,196,759	34,569,294	29,962,089	25,375,142	20,808,453	16,262,023	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	5,739,591	5,581,747	5,424,575	5,268,072	5,112,241	4,957,081	4,802,591	4,648,773	4,495,625	4,343,148	4,191,342	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	43,940,810	40,834,814	37,742,192	34,652,084	31,574,954	28,511,252	25,460,976	22,424,129	19,400,709	16,390,716	13,377,793	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	32,070,630	30,098,762	28,135,277	26,180,176	24,233,458	22,295,121	20,365,168	18,442,923	16,524,989	14,615,459	12,714,334	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	37,210,723	33,116,182	29,023,072	24,947,705	20,890,084	16,827,029	12,766,660	8,721,763	4,650,965	585,113	- 3,557,162	40%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	126,730,919	113,213,508	99,745,311	86,335,495	72,984,059	59,691,002	46,456,327	33,256,904	19,994,881	6,676,926	- 6,834,384	45%
35	High density mixed use flatted scheme (30 flats	30	£40,000	4,672,195	4,304,580	3,938,539	3,574,073	3,211,180	2,849,861	2,490,117	2,131,947	1,775,351	1,420,329	1,066,881	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	9,696,417	9,092,729	8,491,608	7,893,051	7,297,060	6,703,636	6,112,777	5,524,484	4,938,757	4,355,597	3,775,001	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	30,879,651	27,529,195	24,192,461	20,844,250	17,510,619	14,191,568	10,876,945	7,553,227	4,244,239	913,771	- 2,452,483	45%
38	High density mixed use flatted scheme (400 flats	400	£565,000	32,065,955	28,715,500	25,379,505	22,048,655	18,715,023	15,395,973	12,091,501	8,776,008	5,467,022	2,155,211	- 1,183,104	45%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	14,883,763	13,705,186	12,531,657	11,363,175	10,199,742	9,041,355	7,888,017	6,739,727	5,596,485	4,458,290	3,325,143	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	31,688,715	28,551,874	25,428,546	22,318,732	19,222,430	16,139,642	13,044,048	9,961,442	6,892,469	3,810,146	734,011	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	7,061,196	6,469,893	5,881,128	5,294,899	4,711,206	4,130,050	3,551,431	2,975,348	2,401,801	1,830,792	1,262,319	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	8,245,646	7,555,789	6,868,892	6,184,954	5,503,975	4,825,956	4,150,895	3,478,794	2,809,653	2,143,469	1,480,247	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	5,177,648	4,706,890	4,238,155	3,771,444	3,306,756	2,844,093	2,383,453	1,924,836	1,468,243	1,013,674	561,127	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	6,222,279	5,657,364	5,094,878	4,534,819	3,977,190	3,421,988	2,869,214	2,318,869	1,770,953	1,225,464	682,404	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	7,266,911	6,607,839	5,951,601	5,298,195	4,647,622	3,999,883	3,354,976	2,712,903	2,073,662	1,437,255	803,680	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £9,583 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Low density housing scheme (2 houses	2	£771,878	796,551	757,309	718,233	679,322	640,577	601,997	563,581	525,331	487,247	449,327	411,573	0%
2	Low density housing scheme (4 houses	4	£1,543,757	1,593,979	1,515,496	1,437,344	1,359,523	1,282,032	1,204,871	1,128,041	1,051,541	975,372	899,533	824,024	0%
3	Low density housing scheme (9 houses	9	£3,504,327	3,587,244	3,410,659	3,234,816	3,059,718	2,885,363	2,711,751	2,538,883	2,366,758	2,195,377	2,024,740	1,854,846	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,348,762	1,267,996	1,187,572	1,107,491	1,027,754	948,358	869,306	790,597	712,230	634,206	556,526	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,891,356	1,778,276	1,665,676	1,553,556	1,441,916	1,330,756	1,220,077	1,109,876	1,000,156	890,916	782,157	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,428,168	2,282,788	2,138,026	1,993,880	1,850,352	1,707,440	1,565,147	1,423,470	1,282,410	1,141,967	1,002,142	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	7,587,446	7,132,412	6,679,310	6,228,141	5,778,903	5,331,597	4,886,222	4,442,781	4,001,270	3,561,691	3,124,044	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	17,314,890	16,269,557	15,228,663	14,192,207	13,160,190	12,132,613	11,109,474	10,090,774	9,076,513	8,066,690	7,061,307	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	41,036,349	38,246,812	35,468,464	32,693,690	29,930,847	27,179,939	24,440,965	21,713,924	18,998,816	16,295,643	13,604,402	30%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	62,246,688	56,541,359	50,839,645	45,162,560	39,470,711	33,802,777	28,159,649	22,500,036	16,856,848	11,197,468	5,534,703	20%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	29,384,193	27,075,107	24,775,927	22,486,651	20,207,281	17,937,816	15,678,256	13,422,312	11,167,258	8,922,180	6,687,075	0%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	41,789,621	38,007,721	34,242,085	30,483,881	26,725,482	22,983,461	19,257,818	15,520,413	11,795,754	8,064,490	4,334,415	15%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	21,108,989	20,001,038	18,897,821	17,799,339	16,705,592	15,616,579	14,532,301	13,452,759	12,377,951	11,307,878	10,242,539	20%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,393,436	7,254,720	7,116,594	6,979,056	6,842,107	6,705,747	6,569,976	6,434,794	6,300,201	6,166,197	6,032,782	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	8,057,270	7,594,857	7,134,405	6,675,918	6,219,393	5,764,831	5,312,233	4,861,598	4,412,926	3,966,217	3,521,472	45%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	17,663,570	16,573,787	15,488,660	14,408,189	13,332,373	12,261,212	11,194,707	10,132,858	9,075,664	8,023,125	6,975,242	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	26,034,228	24,099,945	22,173,932	20,256,190	18,346,719	16,445,518	14,552,588	12,667,929	10,791,538	8,923,420	7,059,738	35%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	34,789,004	31,698,742	28,621,748	25,554,548	22,483,704	19,426,219	16,382,092	13,342,306	10,298,503	7,268,178	4,220,786	35%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	9,677,625	8,971,876	8,269,142	7,569,424	6,872,723	6,179,036	5,488,366	4,800,712	4,116,074	3,434,452	2,755,845	35%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	25,981,859	24,047,561	22,121,533	20,203,776	18,294,289	16,393,072	14,500,127	12,615,451	10,739,046	8,870,912	7,006,413	45%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	48,833,189	44,150,793	39,488,532	34,846,410	30,224,424	25,622,577	21,040,866	16,479,291	11,928,998	7,359,557	2,777,478	25%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	20,206,179	18,845,604	17,490,844	16,141,899	14,798,769	13,461,456	12,129,957	10,804,273	9,484,406	8,170,353	6,862,116	45%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	42,895,379	39,075,994	35,288,202	31,532,003	27,807,398	24,114,385	20,426,543	16,770,064	13,144,186	9,517,850	5,920,269	35%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	10,499,081	9,991,947	9,488,907	8,989,959	8,495,105	8,004,344	7,517,676	7,035,101	6,556,619	6,082,230	5,611,934	10%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	36,112,428	33,176,902	30,246,427	27,320,749	24,407,728	21,507,364	18,619,657	15,744,608	12,882,216	10,032,480	7,173,565	0%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	38,299,413	35,363,887	32,440,951	29,530,603	26,628,083	23,727,720	20,840,013	17,964,964	15,102,572	12,252,836	9,415,758	15%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	27,739,285	25,871,429	24,011,557	22,159,668	20,314,118	18,471,731	16,637,358	14,810,996	12,992,648	11,182,312	9,379,989	50%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	47,937,357	42,872,342	37,829,199	32,807,927	27,808,527	22,830,998	17,875,342	12,941,556	7,984,738	3,007,195	- 2,042,074	0%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	78,732,348	73,238,363	67,767,856	62,319,991	56,869,667	51,442,940	46,021,731	40,609,170	35,186,675	29,782,219	24,401,685	30%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	6,260,054	6,075,099	5,890,931	5,707,548	5,524,949	5,343,135	5,162,108	4,981,865	4,802,408	4,623,736	4,445,849	5%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	55,018,070	51,335,061	47,667,866	44,016,482	40,380,911	36,761,152	33,157,206	29,569,071	25,996,103	22,422,956	18,865,699	25%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	38,918,515	36,589,943	34,271,261	31,962,468	29,663,563	27,374,547	25,095,422	22,826,185	20,566,838	18,317,380	16,077,811	40%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	52,015,310	47,163,889	42,333,334	37,523,644	32,734,821	27,963,025	23,176,969	18,411,952	13,644,693	8,874,290	4,087,277	30%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	174,895,870	159,252,695	143,623,283	127,958,340	112,224,720	96,400,673	80,642,481	64,953,554	49,333,894	33,783,501	18,178,034	0%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	5,923,464	5,490,670	5,059,726	4,630,632	4,203,387	3,777,992	3,354,445	2,932,748	2,512,900	2,094,902	1,678,754	50%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	11,742,214	11,031,961	10,324,724	9,620,502	8,919,297	8,221,108	7,525,934	6,833,776	6,144,634	5,458,509	4,775,398	40%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	43,007,715	39,049,305	35,102,036	31,151,696	27,218,493	23,302,433	19,399,614	15,484,065	11,585,808	7,681,917	3,776,663	30%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	44,176,190	40,217,780	36,276,394	32,337,999	28,404,798	24,488,736	20,589,815	16,688,470	12,790,213	8,904,699	4,999,446	30%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	18,941,235	17,551,306	16,167,316	14,789,268	13,417,159	12,050,990	10,690,762	9,336,474	7,988,127	6,645,720	5,309,254	40%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	42,890,969	39,190,713	35,506,345	31,837,867	28,185,277	24,533,422	20,887,136	17,256,852	13,642,572	10,014,436	6,398,553	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	9,131,752	8,432,595	7,736,430	7,043,257	6,353,077	5,665,888	4,981,691	4,300,486	3,622,273	2,947,052	2,274,823	40%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	10,661,295	9,845,608	9,033,412	8,224,706	7,419,491	6,617,766	5,819,532	5,024,789	4,233,536	3,445,774	2,661,503	45%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	6,841,488	6,284,060	5,729,023	5,176,376	4,626,117	4,078,248	3,532,768	2,989,679	2,448,979	1,910,669	1,374,748	30%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	8,218,888	7,549,970	6,883,920	6,220,737	5,560,422	4,902,974	4,248,393	3,596,681	2,947,836	2,301,858	1,658,748	35%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	9,596,287	8,815,878	8,038,816	7,265,098	6,494,727	5,727,700	4,964,018	4,203,684	3,446,693	2,693,048	1,942,748	40%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Low density housing scheme (2 houses	2	£458,581	796,551	757,309	718,233	679,322	640,577	601,997	563,581	525,331	487,247	449,327	411,573	40%
2	Low density housing scheme (4 houses	4	£917,161	1,593,979	1,515,496	1,437,344	1,359,523	1,282,032	1,204,871	1,128,041	1,051,541	975,372	899,533	824,024	40%
3	Low density housing scheme (9 houses	9	£2,081,956	3,587,244	3,410,659	3,234,816	3,059,718	2,885,363	2,711,751	2,538,883	2,366,758	2,195,377	2,024,740	1,854,846	40%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,348,762	1,267,996	1,187,572	1,107,491	1,027,754	948,358	869,306	790,597	712,230	634,206	556,526	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,891,356	1,778,276	1,665,676	1,553,556	1,441,916	1,330,756	1,220,077	1,109,876	1,000,156	890,916	782,157	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,428,168	2,282,788	2,138,026	1,993,880	1,850,352	1,707,440	1,565,147	1,423,470	1,282,410	1,141,967	1,002,142	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	7,587,446	7,132,412	6,679,310	6,228,141	5,778,903	5,331,597	4,886,222	4,442,781	4,001,270	3,561,691	3,124,044	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	17,314,890	16,269,557	15,228,663	14,192,207	13,160,190	12,132,613	11,109,474	10,090,774	9,076,513	8,066,690	7,061,307	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	41,036,349	38,246,812	35,468,464	32,693,690	29,930,847	27,179,939	24,440,965	21,713,924	18,998,816	16,295,643	13,604,402	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	62,246,688	56,541,359	50,839,645	45,162,560	39,470,711	33,802,777	28,159,649	22,500,036	16,856,848	11,197,468	5,534,703	30%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	29,384,193	27,075,107	24,775,927	22,486,651	20,207,281	17,937,816	15,678,256	13,422,312	11,167,258	8,922,180	6,687,075	20%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	41,789,621	38,007,721	34,242,085	30,483,881	26,725,482	22,983,461	19,257,818	15,520,413	11,795,754	8,064,490	4,334,415	30%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	21,108,989	20,001,038	18,897,821	17,799,339	16,705,592	15,616,579	14,532,301	13,452,759	12,377,951	11,307,878	10,242,539	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,393,436	7,254,720	7,116,594	6,979,056	6,842,107	6,705,747	6,569,976	6,434,794	6,300,201	6,166,197	6,032,782	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	8,057,270	7,594,857	7,134,405	6,675,918	6,219,393	5,764,831	5,312,233	4,861,598	4,412,926	3,966,217	3,521,472	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	17,663,570	16,573,787	15,488,660	14,408,189	13,332,373	12,261,212	11,194,707	10,132,858	9,075,664	8,023,125	6,975,242	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	26,034,228	24,099,945	22,173,932	20,256,190	18,346,719	16,445,518	14,552,588	12,667,929	10,791,538	8,923,420	7,059,738	50%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	34,789,004	31,698,742	28,621,748	25,554,548	22,483,704	19,426,219	16,382,092	13,342,306	10,298,503	7,268,178	4,220,786	45%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	9,677,625	8,971,876	8,269,142	7,569,424	6,872,723	6,179,036	5,488,366	4,800,712	4,116,074	3,434,452	2,755,845	50%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	25,981,859	24,047,561	22,121,533	20,203,776	18,294,289	16,393,072	14,500,127	12,615,451	10,739,046	8,870,912	7,006,413	50%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	48,833,189	44,150,793	39,488,532	34,846,410	30,224,424	25,622,577	21,040,866	16,479,291	11,928,998	7,359,557	2,777,478	35%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	20,206,179	18,845,604	17,490,844	16,141,899	14,798,769	13,461,456	12,129,957	10,804,273	9,484,406	8,170,353	6,862,116	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	42,895,379	39,075,994	35,288,202	31,532,003	27,807,398	24,114,385	20,426,543	16,770,064	13,144,186	9,517,850	5,920,269	45%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	10,499,081	9,991,947	9,488,907	8,989,959	8,495,105	8,004,344	7,517,676	7,035,101	6,556,619	6,082,230	5,611,934	50%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	36,112,428	33,176,902	30,246,427	27,320,749	24,407,728	21,507,364	18,619,657	15,744,608	12,882,216	10,032,480	7,173,565	25%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	38,299,413	35,363,887	32,440,951	29,530,603	26,628,083	23,727,720	20,840,013	17,964,964	15,102,572	12,252,836	9,415,758	35%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	27,739,285	25,871,429	24,011,557	22,159,668	20,314,118	18,471,731	16,637,358	14,810,996	12,992,648	11,182,312	9,379,989	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	47,937,357	42,872,342	37,829,199	32,807,927	27,808,527	22,830,998	17,875,342	12,941,556	7,984,738	3,007,195	- 2,042,074	15%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	78,732,348	73,238,363	67,767,856	62,319,991	56,869,667	51,442,940	46,021,731	40,609,170	35,186,675	29,782,219	24,401,685	45%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	6,260,054	6,075,099	5,890,931	5,707,548	5,524,949	5,343,135	5,162,108	4,981,865	4,802,408	4,623,736	4,445,849	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	55,018,070	51,335,061	47,667,866	44,016,482	40,380,911	36,761,152	33,157,206	29,569,071	25,996,103	22,422,956	18,865,699	45%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	38,918,515	36,589,943	34,271,261	31,962,468	29,663,563	27,374,547	25,095,422	22,826,185	20,566,838	18,317,380	16,077,811	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	52,015,310	47,163,889	42,333,334	37,523,644	32,734,821	27,963,025	23,176,969	18,411,952	13,644,693	8,874,290	4,087,277	40%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	174,895,870	159,252,695	143,623,283	127,958,340	112,224,720	96,400,673	80,642,481	64,953,554	49,333,894	33,783,501	18,178,034	20%
35	High density mixed use flatted scheme (30 flats	30	£733,729	5,923,464	5,490,670	5,059,726	4,630,632	4,203,387	3,777,992	3,354,445	2,932,748	2,512,900	2,094,902	1,678,754	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	11,742,214	11,031,961	10,324,724	9,620,502	8,919,297	8,221,108	7,525,934	6,833,776	6,144,634	5,458,509	4,775,398	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	43,007,715	39,049,305	35,102,036	31,151,696	27,218,493	23,302,433	19,399,614	15,484,065	11,585,808	7,681,917	3,776,663	40%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	44,176,190	40,217,780	36,276,394	32,337,999	28,404,798	24,488,736	20,589,815	16,688,470	12,790,213	8,904,699	4,999,446	40%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	18,941,235	17,551,306	16,167,316	14,789,268	13,417,159	12,050,990	10,690,762	9,336,474	7,988,127	6,645,720	5,309,254	50%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	42,890,969	39,190,713	35,506,345	31,837,867	28,185,277	24,533,422	20,887,136	17,256,852	13,642,572	10,014,436	6,398,553	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	9,131,752	8,432,595	7,736,430	7,043,257	6,353,077	5,665,888	4,981,691	4,300,486	3,622,273	2,947,052	2,274,823	50%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	10,661,295	9,845,608	9,033,412	8,224,706	7,419,491	6,617,766	5,819,532	5,024,789	4,233,536	3,445,774	2,661,503	50%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	6,841,488	6,284,060	5,729,023	5,176,376	4,626,117	4,078,248	3,532,768	2,989,679	2,448,979	1,910,669	1,374,748	45%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	8,218,888	7,549,970	6,883,920	6,220,737	5,560,422	4,902,974	4,248,393	3,596,681	2,947,836	2,301,858	1,658,748	45%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	9,596,287	8,815,878	8,038,816	7,265,098	6,494,727	5,727,700	4,964,018	4,203,684	3,446,693	2,693,048	1,942,748	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Low density housing scheme (2 houses	2	£304,434	796,551	757,309	718,233	679,322	640,577	601,997	563,581	525,331	487,247	449,327	411,573	50%
2	Low density housing scheme (4 houses	4	£608,869	1,593,979	1,515,496	1,437,344	1,359,523	1,282,032	1,204,871	1,128,041	1,051,541	975,372	899,533	824,024	50%
3	Low density housing scheme (9 houses	9	£1,382,131	3,587,244	3,410,659	3,234,816	3,059,718	2,885,363	2,711,751	2,538,883	2,366,758	2,195,377	2,024,740	1,854,846	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,348,762	1,267,996	1,187,572	1,107,491	1,027,754	948,358	869,306	790,597	712,230	634,206	556,526	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,891,356	1,778,276	1,665,676	1,553,556	1,441,916	1,330,756	1,220,077	1,109,876	1,000,156	890,916	782,157	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,428,168	2,282,788	2,138,026	1,993,880	1,850,352	1,707,440	1,565,147	1,423,470	1,282,410	1,141,967	1,002,142	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	7,587,446	7,132,412	6,679,310	6,228,141	5,778,903	5,331,597	4,886,222	4,442,781	4,001,270	3,561,691	3,124,044	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	17,314,890	16,269,557	15,228,663	14,192,207	13,160,190	12,132,613	11,109,474	10,090,774	9,076,513	8,066,690	7,061,307	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	41,036,349	38,246,812	35,468,464	32,693,690	29,930,847	27,179,939	24,440,965	21,713,924	18,998,816	16,295,643	13,604,402	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	62,246,688	56,541,359	50,839,645	45,162,560	39,470,711	33,802,777	28,159,649	22,500,036	16,856,848	11,197,468	5,534,703	40%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	29,384,193	27,075,107	24,775,927	22,486,651	20,207,281	17,937,816	15,678,256	13,422,312	11,167,258	8,922,180	6,687,075	35%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	41,789,621	38,007,721	34,242,085	30,483,881	26,725,482	22,983,461	19,257,818	15,520,413	11,795,754	8,064,490	4,334,415	35%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	21,108,989	20,001,038	18,897,821	17,799,339	16,705,592	15,616,579	14,532,301	13,452,759	12,377,951	11,307,878	10,242,539	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,393,436	7,254,720	7,116,594	6,979,056	6,842,107	6,705,747	6,569,976	6,434,794	6,300,201	6,166,197	6,032,782	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	8,057,270	7,594,857	7,134,405	6,675,918	6,219,393	5,764,831	5,312,233	4,861,598	4,412,926	3,966,217	3,521,472	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	17,663,570	16,573,787	15,488,660	14,408,189	13,332,373	12,261,212	11,194,707	10,132,858	9,075,664	8,023,125	6,975,242	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	26,034,228	24,099,945	22,173,932	20,256,190	18,346,719	16,445,518	14,552,588	12,667,929	10,791,538	8,923,420	7,059,738	50%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	34,789,004	31,698,742	28,621,748	25,554,548	22,483,704	19,426,219	16,382,092	13,342,306	10,298,503	7,268,178	4,220,786	45%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	9,677,625	8,971,876	8,269,142	7,569,424	6,872,723	6,179,036	5,488,366	4,800,712	4,116,074	3,434,452	2,755,845	50%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	25,981,859	24,047,561	22,121,533	20,203,776	18,294,289	16,393,072	14,500,127	12,615,451	10,739,046	8,870,912	7,006,413	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	48,833,189	44,150,793	39,488,532	34,846,410	30,224,424	25,622,577	21,040,866	16,479,291	11,928,998	7,359,557	2,777,478	40%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	20,206,179	18,845,604	17,490,844	16,141,899	14,798,769	13,461,456	12,129,957	10,804,273	9,484,406	8,170,353	6,862,116	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	42,895,379	39,075,994	35,288,202	31,532,003	27,807,398	24,114,385	20,426,543	16,770,064	13,144,186	9,517,850	5,920,269	45%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	10,499,081	9,991,947	9,488,907	8,989,959	8,495,105	8,004,344	7,517,676	7,035,101	6,556,619	6,082,230	5,611,934	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	36,112,428	33,176,902	30,246,427	27,320,749	24,407,728	21,507,364	18,619,657	15,744,608	12,882,216	10,032,480	7,173,565	35%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	38,299,413	35,363,887	32,440,951	29,530,603	26,628,083	23,727,720	20,840,013	17,964,964	15,102,572	12,252,836	9,415,758	45%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	27,739,285	25,871,429	24,011,557	22,159,668	20,314,118	18,471,731	16,637,358	14,810,996	12,992,648	11,182,312	9,379,989	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	47,937,357	42,872,342	37,829,199	32,807,927	27,808,527	22,830,998	17,875,342	12,941,556	7,984,738	3,007,195	- 2,042,074	25%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	78,732,348	73,238,363	67,767,856	62,319,991	56,869,667	51,442,940	46,021,731	40,609,170	35,186,675	29,782,219	24,401,685	50%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	6,260,054	6,075,099	5,890,931	5,707,548	5,524,949	5,343,135	5,162,108	4,981,865	4,802,408	4,623,736	4,445,849	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	55,018,070	51,335,061	47,667,866	44,016,482	40,380,911	36,761,152	33,157,206	29,569,071	25,996,103	22,422,956	18,865,699	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	38,918,515	36,589,943	34,271,261	31,962,468	29,663,563	27,374,547	25,095,422	22,826,185	20,566,838	18,317,380	16,077,811	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	52,015,310	47,163,889	42,333,334	37,523,644	32,734,821	27,963,025	23,176,969	18,411,952	13,644,693	8,874,290	4,087,277	45%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	174,895,870	159,252,695	143,623,283	127,958,340	112,224,720	96,400,673	80,642,481	64,953,554	49,333,894	33,783,501	18,178,034	35%
35	High density mixed use flatted scheme (30 flats	30	£487,095	5,923,464	5,490,670	5,059,726	4,630,632	4,203,387	3,777,992	3,354,445	2,932,748	2,512,900	2,094,902	1,678,754	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	11,742,214	11,031,961	10,324,724	9,620,502	8,919,297	8,221,108	7,525,934	6,833,776	6,144,634	5,458,509	4,775,398	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	43,007,715	39,049,305	35,102,036	31,151,696	27,218,493	23,302,433	19,399,614	15,484,065	11,585,808	7,681,917	3,776,663	45%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	44,176,190	40,217,780	36,276,394	32,337,999	28,404,798	24,488,736	20,589,815	16,688,470	12,790,213	8,904,699	4,999,446	45%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	18,941,235	17,551,306	16,167,316	14,789,268	13,417,159	12,050,990	10,690,762	9,336,474	7,988,127	6,645,720	5,309,254	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	42,890,969	39,190,713	35,506,345	31,837,867	28,185,277	24,533,422	20,887,136	17,256,852	13,642,572	10,014,436	6,398,553	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	9,131,752	8,432,595	7,736,430	7,043,257	6,353,077	5,665,888	4,981,691	4,300,486	3,622,273	2,947,052	2,274,823	50%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	10,661,295	9,845,608	9,033,412	8,224,706	7,419,491	6,617,766	5,819,532	5,024,789	4,233,536	3,445,774	2,661,503	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	6,841,488	6,284,060	5,729,023	5,176,376	4,626,117	4,078,248	3,532,768	2,989,679	2,448,979	1,910,669	1,374,748	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	8,218,888	7,549,970	6,883,920	6,220,737	5,560,422	4,902,974	4,248,393	3,596,681	2,947,836	2,301,858	1,658,748	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	9,596,287	8,815,878	8,038,816	7,265,098	6,494,727	5,727,700	4,964,018	4,203,684	3,446,693	2,693,048	1,942,748	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Low density housing scheme (2 houses	2	£25,000	796,551	757,309	718,233	679,322	640,577	601,997	563,581	525,331	487,247	449,327	411,573	50%
2	Low density housing scheme (4 houses	4	£50,000	1,593,979	1,515,496	1,437,344	1,359,523	1,282,032	1,204,871	1,128,041	1,051,541	975,372	899,533	824,024	50%
3	Low density housing scheme (9 houses	9	£113,500	3,587,244	3,410,659	3,234,816	3,059,718	2,885,363	2,711,751	2,538,883	2,366,758	2,195,377	2,024,740	1,854,846	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,348,762	1,267,996	1,187,572	1,107,491	1,027,754	948,358	869,306	790,597	712,230	634,206	556,526	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,891,356	1,778,276	1,665,676	1,553,556	1,441,916	1,330,756	1,220,077	1,109,876	1,000,156	890,916	782,157	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,428,168	2,282,788	2,138,026	1,993,880	1,850,352	1,707,440	1,565,147	1,423,470	1,282,410	1,141,967	1,002,142	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	7,587,446	7,132,412	6,679,310	6,228,141	5,778,903	5,331,597	4,886,222	4,442,781	4,001,270	3,561,691	3,124,044	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	17,314,890	16,269,557	15,228,663	14,192,207	13,160,190	12,132,613	11,109,474	10,090,774	9,076,513	8,066,690	7,061,307	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	41,036,349	38,246,812	35,468,464	32,693,690	29,930,847	27,179,939	24,440,965	21,713,924	18,998,816	16,295,643	13,604,402	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	62,246,688	56,541,359	50,839,645	45,162,560	39,470,711	33,802,777	28,159,649	22,500,036	16,856,848	11,197,468	5,534,703	50%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	29,384,193	27,075,107	24,775,927	22,486,651	20,207,281	17,937,816	15,678,256	13,422,312	11,167,258	8,922,180	6,687,075	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	41,789,621	38,007,721	34,242,085	30,483,881	26,725,482	22,983,461	19,257,818	15,520,413	11,795,754	8,064,490	4,334,415	50%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	21,108,989	20,001,038	18,897,821	17,799,339	16,705,592	15,616,579	14,532,301	13,452,759	12,377,951	11,307,878	10,242,539	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,393,436	7,254,720	7,116,594	6,979,056	6,842,107	6,705,747	6,569,976	6,434,794	6,300,201	6,166,197	6,032,782	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	8,057,270	7,594,857	7,134,405	6,675,918	6,219,393	5,764,831	5,312,233	4,861,598	4,412,926	3,966,217	3,521,472	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	17,663,570	16,573,787	15,488,660	14,408,189	13,332,373	12,261,212	11,194,707	10,132,858	9,075,664	8,023,125	6,975,242	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	26,034,228	24,099,945	22,173,932	20,256,190	18,346,719	16,445,518	14,552,588	12,667,929	10,791,538	8,923,420	7,059,738	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	34,789,004	31,698,742	28,621,748	25,554,548	22,483,704	19,426,219	16,382,092	13,342,306	10,298,503	7,268,178	4,220,786	50%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	9,677,625	8,971,876	8,269,142	7,569,424	6,872,723	6,179,036	5,488,366	4,800,712	4,116,074	3,434,452	2,755,845	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	25,981,859	24,047,561	22,121,533	20,203,776	18,294,289	16,393,072	14,500,127	12,615,451	10,739,046	8,870,912	7,006,413	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	48,833,189	44,150,793	39,488,532	34,846,410	30,224,424	25,622,577	21,040,866	16,479,291	11,928,998	7,359,557	2,777,478	50%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	20,206,179	18,845,604	17,490,844	16,141,899	14,798,769	13,461,456	12,129,957	10,804,273	9,484,406	8,170,353	6,862,116	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	42,895,379	39,075,994	35,288,202	31,532,003	27,807,398	24,114,385	20,426,543	16,770,064	13,144,186	9,517,850	5,920,269	50%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	10,499,081	9,991,947	9,488,907	8,989,959	8,495,105	8,004,344	7,517,676	7,035,101	6,556,619	6,082,230	5,611,934	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	36,112,428	33,176,902	30,246,427	27,320,749	24,407,728	21,507,364	18,619,657	15,744,608	12,882,216	10,032,480	7,173,565	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	38,299,413	35,363,887	32,440,951	29,530,603	26,628,083	23,727,720	20,840,013	17,964,964	15,102,572	12,252,836	9,415,758	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	27,739,285	25,871,429	24,011,557	22,159,668	20,314,118	18,471,731	16,637,358	14,810,996	12,992,648	11,182,312	9,379,989	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	47,937,357	42,872,342	37,829,199	32,807,927	27,808,527	22,830,998	17,875,342	12,941,556	7,984,738	3,007,195	- 2,042,074	45%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	78,732,348	73,238,363	67,767,856	62,319,991	56,869,667	51,442,940	46,021,731	40,609,170	35,186,675	29,782,219	24,401,685	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	6,260,054	6,075,099	5,890,931	5,707,548	5,524,949	5,343,135	5,162,108	4,981,865	4,802,408	4,623,736	4,445,849	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	55,018,070	51,335,061	47,667,866	44,016,482	40,380,911	36,761,152	33,157,206	29,569,071	25,996,103	22,422,956	18,865,699	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	38,918,515	36,589,943	34,271,261	31,962,468	29,663,563	27,374,547	25,095,422	22,826,185	20,566,838	18,317,380	16,077,811	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	52,015,310	47,163,889	42,333,334	37,523,644	32,734,821	27,963,025	23,176,969	18,411,952	13,644,693	8,874,290	4,087,277	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	174,895,870	159,252,695	143,623,283	127,958,340	112,224,720	96,400,673	80,642,481	64,953,554	49,333,894	33,783,501	18,178,034	50%
35	High density mixed use flatted scheme (30 flats	30	£40,000	5,923,464	5,490,670	5,059,726	4,630,632	4,203,387	3,777,992	3,354,445	2,932,748	2,512,900	2,094,902	1,678,754	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	11,742,214	11,031,961	10,324,724	9,620,502	8,919,297	8,221,108	7,525,934	6,833,776	6,144,634	5,458,509	4,775,398	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	43,007,715	39,049,305	35,102,036	31,151,696	27,218,493	23,302,433	19,399,614	15,484,065	11,585,808	7,681,917	3,776,663	50%
38	High density mixed use flatted scheme (400 flats	400	£565,000	44,176,190	40,217,780	36,276,394	32,337,999	28,404,798	24,488,736	20,589,815	16,688,470	12,790,213	8,904,699	4,999,446	50%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	18,941,235	17,551,306	16,167,316	14,789,268	13,417,159	12,050,990	10,690,762	9,336,474	7,988,127	6,645,720	5,309,254	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	42,890,969	39,190,713	35,506,345	31,837,867	28,185,277	24,533,422	20,887,136	17,256,852	13,642,572	10,014,436	6,398,553	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	9,131,752	8,432,595	7,736,430	7,043,257	6,353,077	5,665,888	4,981,691	4,300,486	3,622,273	2,947,052	2,274,823	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	10,661,295	9,845,608	9,033,412	8,224,706	7,419,491	6,617,766	5,819,532	5,024,789	4,233,536	3,445,774	2,661,503	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	6,841,488	6,284,060	5,729,023	5,176,376	4,626,117	4,078,248	3,532,768	2,989,679	2,448,979	1,910,669	1,374,748	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	8,218,888	7,549,970	6,883,920	6,220,737	5,560,422	4,902,974	4,248,393	3,596,681	2,947,836	2,301,858	1,658,748	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	9,596,287	8,815,878	8,038,816	7,265,098	6,494,727	5,727,700	4,964,018	4,203,684	3,446,693	2,693,048	1,942,748	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £10,359 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	901,946	857,214	812,671	768,317	724,151	680,174	636,385	592,784	549,371	506,147	463,112	10%
2	Low density housing scheme (4 houses	4	£1,543,757	1,804,770	1,715,308	1,626,222	1,537,513	1,449,181	1,361,225	1,273,647	1,186,445	1,099,620	1,013,173	927,101	10%
3	Low density housing scheme (9 houses	9	£3,504,327	4,061,524	3,860,232	3,659,790	3,460,194	3,261,447	3,063,548	2,866,496	2,670,293	2,474,937	2,280,429	2,086,769	10%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,572,728	1,480,295	1,388,254	1,296,606	1,205,349	1,114,485	1,024,013	933,932	844,245	754,949	666,045	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,204,907	2,075,494	1,946,630	1,818,316	1,690,550	1,563,333	1,436,665	1,310,547	1,184,976	1,059,956	935,484	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,831,305	2,664,926	2,499,253	2,334,285	2,170,023	2,006,467	1,843,618	1,681,474	1,520,036	1,359,303	1,199,277	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	8,867,799	8,346,073	7,826,559	7,309,260	6,794,174	6,281,301	5,770,642	5,262,196	4,755,963	4,251,944	3,750,139	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	20,329,862	19,127,480	17,930,200	16,738,022	15,550,946	14,368,972	13,192,100	12,020,330	10,853,662	9,692,096	8,535,633	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	49,472,694	46,243,711	43,028,477	39,826,993	36,639,258	33,465,273	30,305,037	27,158,550	24,018,360	20,886,588	17,768,622	40%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	79,407,649	72,851,584	66,323,641	59,803,281	53,297,069	46,807,843	40,316,104	33,820,934	27,336,497	20,857,382	14,370,201	30%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	36,404,463	33,739,969	31,077,217	28,424,721	25,783,678	23,154,085	20,535,945	17,929,258	15,334,022	12,750,238	10,164,695	10%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	53,730,259	49,348,146	44,984,831	40,629,127	36,278,640	31,947,059	27,634,383	23,318,948	19,012,314	14,713,827	10,406,308	25%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	24,324,960	23,049,489	21,779,461	20,514,875	19,255,730	18,002,029	16,753,769	15,510,952	14,273,577	13,041,644	11,815,153	30%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,783,783	7,624,735	7,466,361	7,308,662	7,151,637	6,995,287	6,839,613	6,684,613	6,530,288	6,376,638	6,223,662	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	9,358,431	8,828,240	8,300,297	7,774,605	7,251,161	6,729,968	6,211,024	5,694,329	5,179,884	4,667,687	4,157,741	50%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	20,777,325	19,525,348	18,278,711	17,037,415	15,801,459	14,570,843	13,345,568	12,125,634	10,911,040	9,701,786	8,497,873	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	31,756,988	29,532,125	27,316,757	25,110,886	22,914,280	20,718,104	18,531,465	16,354,363	14,186,800	12,028,774	9,880,285	45%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	44,120,140	40,543,821	36,982,823	33,437,146	29,906,791	26,391,755	22,892,040	19,389,788	15,895,429	12,416,503	8,921,597	45%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	11,723,421	10,911,107	10,102,258	9,296,875	8,494,959	7,696,508	6,901,523	6,110,004	5,321,951	4,537,364	3,756,242	45%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	31,705,406	29,480,527	27,265,145	25,059,259	22,861,849	20,665,657	18,479,003	16,301,886	14,134,308	11,976,265	9,827,762	50%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	62,928,406	57,596,620	52,247,046	46,898,740	41,542,676	36,209,889	30,900,379	25,614,146	20,351,189	15,111,510	9,882,378	35%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	24,187,727	22,619,754	21,058,472	19,503,881	17,955,982	16,414,773	14,880,256	13,352,429	11,831,294	10,316,851	8,809,099	50%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	54,259,795	49,850,854	45,452,129	41,089,421	36,763,229	32,473,555	28,220,395	24,003,753	19,820,609	15,644,138	11,504,480	40%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	11,900,884	11,317,906	10,739,626	10,166,044	9,597,163	9,032,979	8,473,494	7,918,709	7,368,622	6,823,234	6,282,545	20%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	44,980,659	41,583,189	38,200,260	34,831,870	31,478,019	28,138,710	24,809,431	21,479,442	18,164,082	14,863,351	11,577,247	10%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	47,167,646	43,770,176	40,387,246	37,018,855	33,665,006	30,325,697	27,000,926	23,690,696	20,384,437	17,083,706	13,797,603	25%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	33,214,176	31,061,135	28,917,281	26,782,616	24,657,138	22,540,850	20,433,748	18,335,835	16,247,111	14,161,511	12,082,274	50%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	63,585,106	57,810,028	52,012,339	46,180,524	40,366,630	34,578,093	28,814,911	23,077,084	17,364,613	11,677,497	5,965,542	5%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	94,748,410	88,441,961	82,162,158	75,909,264	69,683,277	63,463,678	57,264,484	51,083,703	44,904,470	38,727,791	32,541,347	40%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	6,780,518	6,568,453	6,357,288	6,147,022	5,937,656	5,729,190	5,521,624	5,314,957	5,109,190	4,904,324	4,700,357	15%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	66,095,330	61,835,310	57,593,539	53,370,017	49,164,745	44,977,722	40,808,947	36,658,421	32,526,145	28,412,118	24,316,340	35%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	45,766,401	43,081,124	40,407,243	37,744,758	35,093,669	32,453,974	29,825,676	27,208,773	24,603,265	22,009,153	19,426,437	50%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	66,819,899	61,197,310	55,598,844	50,024,502	44,474,281	38,948,185	33,446,211	27,968,360	22,498,910	17,021,936	11,545,946	40%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	221,743,110	203,907,827	186,081,810	168,276,819	150,478,375	132,630,356	114,703,615	96,627,078	78,505,674	60,464,424	42,503,326	15%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	7,163,942	6,668,141	6,174,456	5,682,886	5,193,431	4,706,091	4,218,773	3,733,549	3,250,450	2,769,475	2,290,626	50%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	13,788,010	12,971,192	12,157,840	11,347,954	10,541,533	9,738,579	8,939,091	8,143,068	7,350,512	6,561,421	5,775,796	50%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	55,034,624	50,462,310	45,896,403	41,350,171	36,823,612	32,316,726	27,813,175	23,313,296	18,833,234	14,348,518	9,867,317	40%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	56,216,364	51,630,784	47,064,879	42,518,646	37,992,087	33,485,202	28,997,990	24,499,600	20,019,538	15,552,923	11,071,722	40%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	22,966,260	21,371,895	19,784,333	18,203,573	16,629,616	15,060,625	13,493,507	11,933,222	10,379,769	8,833,150	7,293,363	45%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	54,017,321	49,757,301	45,515,530	41,285,947	37,057,897	32,848,196	28,656,847	24,483,848	20,312,790	16,144,969	11,995,640	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	11,193,777	10,390,143	9,589,942	8,791,616	7,994,947	7,201,725	6,411,951	5,625,624	4,842,745	4,063,313	3,287,328	50%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	13,066,877	12,129,300	11,195,727	10,264,457	9,335,006	8,409,577	7,488,169	6,570,784	5,657,420	4,748,078	3,842,759	50%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	8,505,328	7,861,232	7,219,891	6,581,306	5,945,477	5,312,403	4,682,085	4,054,522	3,429,715	2,807,664	2,188,368	40%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	10,215,495	9,442,575	8,672,961	7,906,654	7,143,653	6,383,961	5,627,574	4,874,493	4,124,720	3,378,252	2,635,092	45%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	11,925,663	11,023,918	10,126,031	9,232,001	8,341,831	7,455,517	6,573,061	5,694,463	4,819,723	3,948,841	3,081,816	45%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	901,946	857,214	812,671	768,317	724,151	680,174	636,385	592,784	549,371	506,147	463,112	50%
2	Low density housing scheme (4 houses	4	£917,161	1,804,770	1,715,308	1,626,222	1,537,513	1,449,181	1,361,225	1,273,647	1,186,445	1,099,620	1,013,173	927,101	50%
3	Low density housing scheme (9 houses	9	£2,081,956	4,061,524	3,860,232	3,659,790	3,460,194	3,261,447	3,063,548	2,866,496	2,670,293	2,474,937	2,280,429	2,086,769	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,572,728	1,480,295	1,388,254	1,296,606	1,205,349	1,114,485	1,024,013	933,932	844,245	754,949	666,045	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,204,907	2,075,494	1,946,630	1,818,316	1,690,550	1,563,333	1,436,665	1,310,547	1,184,976	1,059,956	935,484	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,831,305	2,664,926	2,499,253	2,334,285	2,170,023	2,006,467	1,843,618	1,681,474	1,520,036	1,359,303	1,199,277	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	8,867,799	8,346,073	7,826,559	7,309,260	6,794,174	6,281,301	5,770,642	5,262,196	4,755,963	4,251,944	3,750,139	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	20,329,862	19,127,480	17,930,200	16,738,022	15,550,946	14,368,972	13,192,100	12,020,330	10,853,662	9,692,096	8,535,633	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	49,472,694	46,243,711	43,028,477	39,826,993	36,639,258	33,465,273	30,305,037	27,158,550	24,018,360	20,886,588	17,768,622	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	79,407,649	72,851,584	66,323,641	59,803,281	53,297,069	46,807,843	40,316,104	33,820,934	27,336,497	20,857,382	14,370,201	40%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	36,404,463	33,739,969	31,077,217	28,424,721	25,783,678	23,154,085	20,535,945	17,929,258	15,334,022	12,750,238	10,164,695	30%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	53,730,259	49,348,146	44,984,831	40,629,127	36,278,640	31,947,059	27,634,383	23,318,948	19,012,314	14,713,827	10,406,308	40%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	24,324,960	23,049,489	21,779,461	20,514,875	19,255,730	18,002,029	16,753,769	15,510,952	14,273,577	13,041,644	11,815,153	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,783,783	7,624,735	7,466,361	7,308,662	7,151,637	6,995,287	6,839,613	6,684,613	6,530,288	6,376,638	6,223,662	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	9,358,431	8,828,240	8,300,297	7,774,605	7,251,161	6,729,968	6,211,024	5,694,329	5,179,884	4,667,687	4,157,741	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	20,777,325	19,525,348	18,278,711	17,037,415	15,801,459	14,570,843	13,345,568	12,125,634	10,911,040	9,701,786	8,497,873	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	31,756,988	29,532,125	27,316,757	25,110,886	22,914,280	20,718,104	18,531,465	16,354,363	14,186,800	12,028,774	9,880,285	50%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	44,120,140	40,543,821	36,982,823	33,437,146	29,906,791	26,391,755	22,892,040	19,389,788	15,895,429	12,416,503	8,921,597	50%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	11,723,421	10,911,107	10,102,258	9,296,875	8,494,959	7,696,508	6,901,523	6,110,004	5,321,951	4,537,364	3,756,242	50%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	31,705,406	29,480,527	27,265,145	25,059,259	22,861,849	20,665,657	18,479,003	16,301,886	14,134,308	11,976,265	9,827,762	50%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	62,928,406	57,596,620	52,247,046	46,898,740	41,542,676	36,209,889	30,900,379	25,614,146	20,351,189	15,111,510	9,882,378	45%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	24,187,727	22,619,754	21,058,472	19,503,881	17,955,982	16,414,773	14,880,256	13,352,429	11,831,294	10,316,851	8,809,099	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	54,259,795	49,850,854	45,452,129	41,089,421	36,763,229	32,473,555	28,220,395	24,003,753	19,820,609	15,644,138	11,504,480	50%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	11,900,884	11,317,906	10,739,626	10,166,044	9,597,163	9,032,979	8,473,494	7,918,709	7,368,622	6,823,234	6,282,545	50%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	44,980,659	41,583,189	38,200,260	34,831,870	31,478,019	28,138,710	24,809,431	21,479,442	18,164,082	14,863,351	11,577,247	35%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	47,167,646	43,770,176	40,387,246	37,018,855	33,665,006	30,325,697	27,000,926	23,690,696	20,384,437	17,083,706	13,797,603	45%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	33,214,176	31,061,135	28,917,281	26,782,616	24,657,138	22,540,850	20,433,748	18,335,835	16,247,111	14,161,511	12,082,274	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	63,585,106	57,810,028	52,012,339	46,180,524	40,366,630	34,578,093	28,814,911	23,077,084	17,364,613	11,677,497	5,965,542	25%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	94,748,410	88,441,961	82,162,158	75,909,264	69,683,277	63,463,678	57,264,484	51,083,703	44,904,470	38,727,791	32,541,347	50%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	6,780,518	6,568,453	6,357,288	6,147,022	5,937,656	5,729,190	5,521,624	5,314,957	5,109,190	4,904,324	4,700,357	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	66,095,330	61,835,310	57,593,539	53,370,017	49,164,745	44,977,722	40,808,947	36,658,421	32,526,145	28,412,118	24,316,340	50%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	45,766,401	43,081,124	40,407,243	37,744,758	35,093,669	32,453,974	29,825,676	27,208,773	24,603,265	22,009,153	19,426,437	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	66,819,899	61,197,310	55,598,844	50,024,502	44,474,281	38,948,185	33,446,211	27,968,360	22,498,910	17,021,936	11,545,946	45%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	221,743,110	203,907,827	186,081,810	168,276,819	150,478,375	132,630,356	114,703,615	96,627,078	78,505,674	60,464,424	42,503,326	30%
35	High density mixed use flatted scheme (30 flats	30	£733,729	7,163,942	6,668,141	6,174,456	5,682,886	5,193,431	4,706,091	4,218,773	3,733,549	3,250,450	2,769,475	2,290,626	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	13,788,010	12,971,192	12,157,840	11,347,954	10,541,533	9,738,579	8,939,091	8,143,068	7,350,512	6,561,421	5,775,796	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	55,034,624	50,462,310	45,896,403	41,350,171	36,823,612	32,316,726	27,813,175	23,313,296	18,833,234	14,348,518	9,867,317	50%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	56,216,364	51,630,784	47,064,879	42,518,646	37,992,087	33,485,202	28,997,990	24,499,600	20,019,538	15,552,923	11,071,722	50%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	22,966,260	21,371,895	19,784,333	18,203,573	16,629,616	15,060,625	13,493,507	11,933,222	10,379,769	8,833,150	7,293,363	50%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	54,017,321	49,757,301	45,515,530	41,285,947	37,057,897	32,848,196	28,656,847	24,483,848	20,312,790	16,144,969	11,995,640	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	11,193,777	10,390,143	9,589,942	8,791,616	7,994,947	7,201,725	6,411,951	5,625,624	4,842,745	4,063,313	3,287,328	50%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	13,066,877	12,129,300	11,195,727	10,264,457	9,335,006	8,409,577	7,488,169	6,570,784	5,657,420	4,748,078	3,842,759	50%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	8,505,328	7,861,232	7,219,891	6,581,306	5,945,477	5,312,403	4,682,085	4,054,522	3,429,715	2,807,664	2,188,368	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	10,215,495	9,442,575	8,672,961	7,906,654	7,143,653	6,383,961	5,627,574	4,874,493	4,124,720	3,378,252	2,635,092	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	11,925,663	11,023,918	10,126,031	9,232,001	8,341,831	7,455,517	6,573,061	5,694,463	4,819,723	3,948,841	3,081,816	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	901,946	857,214	812,671	768,317	724,151	680,174	636,385	592,784	549,371	506,147	463,112	50%
2	Low density housing scheme (4 houses	4	£608,869	1,804,770	1,715,308	1,626,222	1,537,513	1,449,181	1,361,225	1,273,647	1,186,445	1,099,620	1,013,173	927,101	50%
3	Low density housing scheme (9 houses	9	£1,382,131	4,061,524	3,860,232	3,659,790	3,460,194	3,261,447	3,063,548	2,866,496	2,670,293	2,474,937	2,280,429	2,086,769	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,572,728	1,480,295	1,388,254	1,296,606	1,205,349	1,114,485	1,024,013	933,932	844,245	754,949	666,045	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,204,907	2,075,494	1,946,630	1,818,316	1,690,550	1,563,333	1,436,665	1,310,547	1,184,976	1,059,956	935,484	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,831,305	2,664,926	2,499,253	2,334,285	2,170,023	2,006,467	1,843,618	1,681,474	1,520,036	1,359,303	1,199,277	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	8,867,799	8,346,073	7,826,559	7,309,260	6,794,174	6,281,301	5,770,642	5,262,196	4,755,963	4,251,944	3,750,139	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	20,329,862	19,127,480	17,930,200	16,738,022	15,550,946	14,368,972	13,192,100	12,020,330	10,853,662	9,692,096	8,535,633	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	49,472,694	46,243,711	43,028,477	39,826,993	36,639,258	33,465,273	30,305,037	27,158,550	24,018,360	20,886,588	17,768,622	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	79,407,649	72,851,584	66,323,641	59,803,281	53,297,069	46,807,843	40,316,104	33,820,934	27,336,497	20,857,382	14,370,201	45%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	36,404,463	33,739,969	31,077,217	28,424,721	25,783,678	23,154,085	20,535,945	17,929,258	15,334,022	12,750,238	10,164,695	45%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	53,730,259	49,348,146	44,984,831	40,629,127	36,278,640	31,947,059	27,634,383	23,318,948	19,012,314	14,713,827	10,406,308	45%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	24,324,960	23,049,489	21,779,461	20,514,875	19,255,730	18,002,029	16,753,769	15,510,952	14,273,577	13,041,644	11,815,153	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,783,783	7,624,735	7,466,361	7,308,662	7,151,637	6,995,287	6,839,613	6,684,613	6,530,288	6,376,638	6,223,662	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	9,358,431	8,828,240	8,300,297	7,774,605	7,251,161	6,729,968	6,211,024	5,694,329	5,179,884	4,667,687	4,157,741	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	20,777,325	19,525,348	18,278,711	17,037,415	15,801,459	14,570,843	13,345,568	12,125,634	10,911,040	9,701,786	8,497,873	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	31,756,988	29,532,125	27,316,757	25,110,886	22,914,280	20,718,104	18,531,465	16,354,363	14,186,800	12,028,774	9,880,285	50%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	44,120,140	40,543,821	36,982,823	33,437,146	29,906,791	26,391,755	22,892,040	19,389,788	15,895,429	12,416,503	8,921,597	50%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	11,723,421	10,911,107	10,102,258	9,296,875	8,494,959	7,696,508	6,901,523	6,110,004	5,321,951	4,537,364	3,756,242	50%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	31,705,406	29,480,527	27,265,145	25,059,259	22,861,849	20,665,657	18,479,003	16,301,886	14,134,308	11,976,265	9,827,762	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	62,928,406	57,596,620	52,247,046	46,898,740	41,542,676	36,209,889	30,900,379	25,614,146	20,351,189	15,111,510	9,882,378	50%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	24,187,727	22,619,754	21,058,472	19,503,881	17,955,982	16,414,773	14,880,256	13,352,429	11,831,294	10,316,851	8,809,099	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	54,259,795	49,850,854	45,452,129	41,089,421	36,763,229	32,473,555	28,220,395	24,003,753	19,820,609	15,644,138	11,504,480	50%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	11,900,884	11,317,906	10,739,626	10,166,044	9,597,163	9,032,979	8,473,494	7,918,709	7,368,622	6,823,234	6,282,545	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	44,980,659	41,583,189	38,200,260	34,831,870	31,478,019	28,138,710	24,809,431	21,479,442	18,164,082	14,863,351	11,577,247	45%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	47,167,646	43,770,176	40,387,246	37,018,855	33,665,006	30,325,697	27,000,926	23,690,696	20,384,437	17,083,706	13,797,603	50%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	33,214,176	31,061,135	28,917,281	26,782,616	24,657,138	22,540,850	20,433,748	18,335,835	16,247,111	14,161,511	12,082,274	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	63,585,106	57,810,028	52,012,339	46,180,524	40,366,630	34,578,093	28,814,911	23,077,084	17,364,613	11,677,497	5,965,542	35%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	94,748,410	88,441,961	82,162,158	75,909,264	69,683,277	63,463,678	57,264,484	51,083,703	44,904,470	38,727,791	32,541,347	50%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	6,780,518	6,568,453	6,357,288	6,147,022	5,937,656	5,729,190	5,521,624	5,314,957	5,109,190	4,904,324	4,700,357	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	66,095,330	61,835,310	57,593,539	53,370,017	49,164,745	44,977,722	40,808,947	36,658,421	32,526,145	28,412,118	24,316,340	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	45,766,401	43,081,124	40,407,243	37,744,758	35,093,669	32,453,974	29,825,676	27,208,773	24,603,265	22,009,153	19,426,437	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	66,819,899	61,197,310	55,598,844	50,024,502	44,474,281	38,948,185	33,446,211	27,968,360	22,498,910	17,021,936	11,545,946	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	221,743,110	203,907,827	186,081,810	168,276,819	150,478,375	132,630,356	114,703,615	96,627,078	78,505,674	60,464,424	42,503,326	40%
35	High density mixed use flatted scheme (30 flats	30	£487,095	7,163,942	6,668,141	6,174,456	5,682,886	5,193,431	4,706,091	4,218,773	3,733,549	3,250,450	2,769,475	2,290,626	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	13,788,010	12,971,192	12,157,840	11,347,954	10,541,533	9,738,579	8,939,091	8,143,068	7,350,512	6,561,421	5,775,796	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	55,034,624	50,462,310	45,896,403	41,350,171	36,823,612	32,316,726	27,813,175	23,313,296	18,833,234	14,348,518	9,867,317	50%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	56,216,364	51,630,784	47,064,879	42,518,646	37,992,087	33,485,202	28,997,990	24,499,600	20,019,538	15,552,923	11,071,722	50%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	22,966,260	21,371,895	19,784,333	18,203,573	16,629,616	15,060,625	13,493,507	11,933,222	10,379,769	8,833,150	7,293,363	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	54,017,321	49,757,301	45,515,530	41,285,947	37,057,897	32,848,196	28,656,847	24,483,848	20,312,790	16,144,969	11,995,640	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	11,193,777	10,390,143	9,589,942	8,791,616	7,994,947	7,201,725	6,411,951	5,625,624	4,842,745	4,063,313	3,287,328	50%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	13,066,877	12,129,300	11,195,727	10,264,457	9,335,006	8,409,577	7,488,169	6,570,784	5,657,420	4,748,078	3,842,759	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	8,505,328	7,861,232	7,219,891	6,581,306	5,945,477	5,312,403	4,682,085	4,054,522	3,429,715	2,807,664	2,188,368	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	10,215,495	9,442,575	8,672,961	7,906,654	7,143,653	6,383,961	5,627,574	4,874,493	4,124,720	3,378,252	2,635,092	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	11,925,663	11,023,918	10,126,031	9,232,001	8,341,831	7,455,517	6,573,061	5,694,463	4,819,723	3,948,841	3,081,816	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	901,946	857,214	812,671	768,317	724,151	680,174	636,385	592,784	549,371	506,147	463,112	50%
2	Low density housing scheme (4 houses	4	£50,000	1,804,770	1,715,308	1,626,222	1,537,513	1,449,181	1,361,225	1,273,647	1,186,445	1,099,620	1,013,173	927,101	50%
3	Low density housing scheme (9 houses	9	£113,500	4,061,524	3,860,232	3,659,790	3,460,194	3,261,447	3,063,548	2,866,496	2,670,293	2,474,937	2,280,429	2,086,769	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,572,728	1,480,295	1,388,254	1,296,606	1,205,349	1,114,485	1,024,013	933,932	844,245	754,949	666,045	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,204,907	2,075,494	1,946,630	1,818,316	1,690,550	1,563,333	1,436,665	1,310,547	1,184,976	1,059,956	935,484	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,831,305	2,664,926	2,499,253	2,334,285	2,170,023	2,006,467	1,843,618	1,681,474	1,520,036	1,359,303	1,199,277	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	8,867,799	8,346,073	7,826,559	7,309,260	6,794,174	6,281,301	5,770,642	5,262,196	4,755,963	4,251,944	3,750,139	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	20,329,862	19,127,480	17,930,200	16,738,022	15,550,946	14,368,972	13,192,100	12,020,330	10,853,662	9,692,096	8,535,633	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	49,472,694	46,243,711	43,028,477	39,826,993	36,639,258	33,465,273	30,305,037	27,158,550	24,018,360	20,886,588	17,768,622	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	79,407,649	72,851,584	66,323,641	59,803,281	53,297,069	46,807,843	40,316,104	33,820,934	27,336,497	20,857,382	14,370,201	50%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	36,404,463	33,739,969	31,077,217	28,424,721	25,783,678	23,154,085	20,535,945	17,929,258	15,334,022	12,750,238	10,164,695	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	53,730,259	49,348,146	44,984,831	40,629,127	36,278,640	31,947,059	27,634,383	23,318,948	19,012,314	14,713,827	10,406,308	50%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	24,324,960	23,049,489	21,779,461	20,514,875	19,255,730	18,002,029	16,753,769	15,510,952	14,273,577	13,041,644	11,815,153	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,783,783	7,624,735	7,466,361	7,308,662	7,151,637	6,995,287	6,839,613	6,684,613	6,530,288	6,376,638	6,223,662	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	9,358,431	8,828,240	8,300,297	7,774,605	7,251,161	6,729,968	6,211,024	5,694,329	5,179,884	4,667,687	4,157,741	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	20,777,325	19,525,348	18,278,711	17,037,415	15,801,459	14,570,843	13,345,568	12,125,634	10,911,040	9,701,786	8,497,873	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	31,756,988	29,532,125	27,316,757	25,110,886	22,914,280	20,718,104	18,531,465	16,354,363	14,186,800	12,028,774	9,880,285	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	44,120,140	40,543,821	36,982,823	33,437,146	29,906,791	26,391,755	22,892,040	19,389,788	15,895,429	12,416,503	8,921,597	50%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	11,723,421	10,911,107	10,102,258	9,296,875	8,494,959	7,696,508	6,901,523	6,110,004	5,321,951	4,537,364	3,756,242	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	31,705,406	29,480,527	27,265,145	25,059,259	22,861,849	20,665,657	18,479,003	16,301,886	14,134,308	11,976,265	9,827,762	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	62,928,406	57,596,620	52,247,046	46,898,740	41,542,676	36,209,889	30,900,379	25,614,146	20,351,189	15,111,510	9,882,378	50%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	24,187,727	22,619,754	21,058,472	19,503,881	17,955,982	16,414,773	14,880,256	13,352,429	11,831,294	10,316,851	8,809,099	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	54,259,795	49,850,854	45,452,129	41,089,421	36,763,229	32,473,555	28,220,395	24,003,753	19,820,609	15,644,138	11,504,480	50%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	11,900,884	11,317,906	10,739,626	10,166,044	9,597,163	9,032,979	8,473,494	7,918,709	7,368,622	6,823,234	6,282,545	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	44,980,659	41,583,189	38,200,260	34,831,870	31,478,019	28,138,710	24,809,431	21,479,442	18,164,082	14,863,351	11,577,247	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	47,167,646	43,770,176	40,387,246	37,018,855	33,665,006	30,325,697	27,000,926	23,690,696	20,384,437	17,083,706	13,797,603	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	33,214,176	31,061,135	28,917,281	26,782,616	24,657,138	22,540,850	20,433,748	18,335,835	16,247,111	14,161,511	12,082,274	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	63,585,106	57,810,028	52,012,339	46,180,524	40,366,630	34,578,093	28,814,911	23,077,084	17,364,613	11,677,497	5,965,542	50%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	94,748,410	88,441,961	82,162,158	75,909,264	69,683,277	63,463,678	57,264,484	51,083,703	44,904,470	38,727,791	32,541,347	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	6,780,518	6,568,453	6,357,288	6,147,022	5,937,656	5,729,190	5,521,624	5,314,957	5,109,190	4,904,324	4,700,357	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	66,095,330	61,835,310	57,593,539	53,370,017	49,164,745	44,977,722	40,808,947	36,658,421	32,526,145	28,412,118	24,316,340	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	45,766,401	43,081,124	40,407,243	37,744,758	35,093,669	32,453,974	29,825,676	27,208,773	24,603,265	22,009,153	19,426,437	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	66,819,899	61,197,310	55,598,844	50,024,502	44,474,281	38,948,185	33,446,211	27,968,360	22,498,910	17,021,936	11,545,946	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	221,743,110	203,907,827	186,081,810	168,276,819	150,478,375	132,630,356	114,703,615	96,627,078	78,505,674	60,464,424	42,503,326	50%
35	High density mixed use flatted scheme (30 flats	30	£40,000	7,163,942	6,668,141	6,174,456	5,682,886	5,193,431	4,706,091	4,218,773	3,733,549	3,250,450	2,769,475	2,290,626	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	13,788,010	12,971,192	12,157,840	11,347,954	10,541,533	9,738,579	8,939,091	8,143,068	7,350,512	6,561,421	5,775,796	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	55,034,624	50,462,310	45,896,403	41,350,171	36,823,612	32,316,726	27,813,175	23,313,296	18,833,234	14,348,518	9,867,317	50%
38	High density mixed use flatted scheme (400 flats	400	£565,000	56,216,364	51,630,784	47,064,879	42,518,646	37,992,087	33,485,202	28,997,990	24,499,600	20,019,538	15,552,923	11,071,722	50%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	22,966,260	21,371,895	19,784,333	18,203,573	16,629,616	15,060,625	13,493,507	11,933,222	10,379,769	8,833,150	7,293,363	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	54,017,321	49,757,301	45,515,530	41,285,947	37,057,897	32,848,196	28,656,847	24,483,848	20,312,790	16,144,969	11,995,640	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	11,193,777	10,390,143	9,589,942	8,791,616	7,994,947	7,201,725	6,411,951	5,625,624	4,842,745	4,063,313	3,287,328	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	13,066,877	12,129,300	11,195,727	10,264,457	9,335,006	8,409,577	7,488,169	6,570,784	5,657,420	4,748,078	3,842,759	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	8,505,328	7,861,232	7,219,891	6,581,306	5,945,477	5,312,403	4,682,085	4,054,522	3,429,715	2,807,664	2,188,368	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	10,215,495	9,442,575	8,672,961	7,906,654	7,143,653	6,383,961	5,627,574	4,874,493	4,124,720	3,378,252	2,635,092	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	11,925,663	11,023,918	10,126,031	9,232,001	8,341,831	7,455,517	6,573,061	5,694,463	4,819,723	3,948,841	3,081,816	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,135 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	1,007,341	957,119	907,110	857,311	807,725	758,351	709,187	660,235	611,495	562,967	514,649	20%
2	Low density housing scheme (4 houses	4	£1,543,757	2,015,561	1,915,118	1,815,099	1,715,503	1,616,329	1,517,579	1,419,253	1,321,350	1,223,870	1,126,812	1,030,179	20%
3	Low density housing scheme (9 houses	9	£3,504,327	4,535,803	4,309,807	4,084,763	3,860,672	3,637,533	3,415,346	3,194,110	2,973,827	2,754,497	2,536,118	2,318,692	20%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,796,693	1,692,594	1,588,936	1,485,720	1,382,944	1,280,611	1,178,719	1,077,268	976,259	875,691	775,565	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,518,459	2,372,713	2,227,585	2,083,076	1,939,183	1,795,910	1,653,254	1,511,217	1,369,797	1,228,995	1,088,811	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,234,443	3,047,064	2,860,480	2,674,691	2,489,695	2,305,495	2,122,089	1,939,478	1,757,662	1,576,639	1,396,412	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	10,148,154	9,559,734	8,973,809	8,390,379	7,809,444	7,231,005	6,655,061	6,081,611	5,510,657	4,942,198	4,376,234	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	23,344,835	21,985,404	20,631,737	19,283,837	17,941,701	16,605,331	15,274,726	13,949,886	12,630,812	11,317,502	10,009,959	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	57,909,041	54,240,611	50,587,786	46,950,565	43,328,951	39,722,942	36,132,537	32,557,738	28,998,543	25,454,955	21,926,971	45%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	96,375,940	88,964,731	81,585,248	74,237,493	66,897,239	59,578,904	52,281,553	44,984,641	37,689,469	30,382,377	23,072,136	35%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	43,371,252	40,343,860	37,329,403	34,327,883	31,339,299	28,363,651	25,393,635	22,429,915	19,479,192	16,541,470	13,616,746	20%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	65,572,724	60,595,187	55,629,613	50,671,504	45,734,806	40,819,517	35,925,637	31,023,332	26,141,647	21,270,299	16,393,356	35%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	27,540,930	26,097,940	24,661,100	23,230,410	21,805,870	20,387,479	18,975,237	17,569,145	16,169,203	14,775,411	13,387,767	40%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,174,131	7,994,749	7,816,129	7,638,267	7,461,168	7,284,829	7,109,250	6,934,432	6,760,376	6,587,079	6,414,543	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	10,659,591	10,061,622	9,466,189	8,873,292	8,282,931	7,695,105	7,109,814	6,527,060	5,946,841	5,369,158	4,794,009	50%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	23,891,080	22,476,908	21,068,761	19,666,641	18,270,545	16,880,474	15,496,429	14,118,410	12,746,416	11,380,447	10,020,503	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	37,463,559	34,941,441	32,430,076	29,929,462	27,439,600	24,960,489	22,492,130	20,034,523	17,582,061	15,134,127	12,696,999	50%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	53,451,275	49,388,900	45,343,898	41,316,270	37,306,016	33,313,135	29,337,626	25,379,492	21,438,732	17,503,143	13,566,852	50%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	13,769,217	12,850,338	11,935,375	11,024,327	10,117,196	9,213,979	8,314,680	7,419,296	6,527,828	5,640,276	4,756,640	50%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	37,411,977	34,889,845	32,378,464	29,877,835	27,387,957	24,908,831	22,440,456	19,982,834	17,529,568	15,081,619	12,644,475	50%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	76,751,468	70,748,359	64,760,665	58,772,975	52,791,961	46,786,709	40,759,892	34,749,000	28,764,525	22,806,465	16,874,823	40%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	28,169,275	26,393,905	24,626,100	22,865,863	21,113,193	19,368,091	17,630,555	15,900,585	14,178,184	12,463,349	10,756,082	50%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	65,480,518	60,488,249	55,535,874	50,599,339	45,703,963	40,832,723	35,987,825	31,184,366	26,422,346	21,701,765	17,017,339	50%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	13,302,689	12,643,864	11,990,345	11,342,130	10,699,219	10,061,614	9,429,313	8,802,317	8,180,625	7,564,239	6,953,156	30%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	53,848,892	49,989,478	46,146,555	42,320,123	38,510,181	34,716,731	30,939,771	27,179,302	23,435,324	19,694,220	15,959,091	20%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	56,035,878	52,176,465	48,333,541	44,507,109	40,697,168	36,903,717	33,126,757	29,366,288	25,622,310	21,894,822	18,179,447	35%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	38,689,067	36,250,841	33,823,006	31,405,563	28,998,514	26,601,856	24,215,591	21,839,718	19,474,238	17,119,150	14,774,454	50%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	78,752,208	72,297,501	65,845,105	59,377,465	52,876,818	46,325,188	39,754,481	33,212,611	26,699,582	20,215,391	13,760,041	15%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	110,622,125	103,508,758	96,425,702	89,372,959	82,350,527	75,348,583	68,360,825	61,403,495	54,456,474	47,526,405	40,591,824	45%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	7,300,982	7,061,806	6,823,645	6,586,497	6,350,364	6,115,245	5,881,140	5,648,050	5,415,974	5,184,912	4,954,864	25%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	77,172,590	72,335,558	67,519,212	62,723,553	57,948,579	53,194,290	48,460,689	43,747,772	39,055,540	34,383,995	29,733,136	45%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	52,613,614	49,572,306	46,543,226	43,527,049	40,523,774	37,533,401	34,555,929	31,591,360	28,639,692	25,700,926	22,775,062	50%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	81,567,529	75,221,209	68,864,355	62,525,359	56,213,742	49,929,505	43,672,647	37,443,168	31,241,070	25,066,351	18,895,454	45%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	267,836,266	247,726,874	227,703,558	207,681,117	187,726,790	167,740,024	147,752,560	127,710,305	107,555,867	87,145,346	66,704,277	25%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	8,403,677	7,843,299	7,285,309	6,729,706	6,176,493	5,625,666	5,077,228	4,531,176	3,987,514	3,444,048	2,902,498	50%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	15,833,807	14,910,423	13,990,957	13,075,405	12,163,770	11,256,051	10,352,247	9,452,360	8,556,388	7,664,333	6,776,193	50%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	66,930,675	61,771,487	56,612,291	51,474,295	46,358,489	41,247,539	36,146,400	31,067,583	26,009,382	20,936,397	15,885,908	45%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	68,217,295	63,034,920	57,853,362	52,685,257	47,539,475	42,416,013	37,314,874	32,236,058	27,179,563	22,122,700	17,072,212	45%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	26,986,224	25,182,459	23,386,382	21,597,993	19,817,290	18,044,274	16,278,946	14,521,304	12,771,349	11,020,579	9,277,473	50%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	65,094,581	60,257,549	55,441,204	50,645,545	45,870,570	41,116,282	36,382,680	31,644,856	26,924,592	22,225,139	17,529,263	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	13,245,192	12,334,700	11,428,093	10,525,369	9,626,529	8,731,573	7,840,501	6,950,762	6,063,216	5,179,573	4,299,833	50%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	15,460,195	14,397,951	13,340,237	12,287,056	11,238,405	10,194,286	9,154,698	8,116,778	7,081,303	6,050,382	5,024,014	50%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	10,154,393	9,427,078	8,702,868	7,981,765	7,263,769	6,546,558	5,831,401	5,119,365	4,410,451	3,704,659	3,001,988	45%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	12,194,237	11,321,452	10,452,397	9,587,068	8,725,468	7,864,946	7,006,753	6,152,304	5,301,603	4,454,647	3,611,437	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	14,234,080	13,215,828	12,201,926	11,192,371	10,187,167	9,183,334	8,182,103	7,185,244	6,192,754	5,204,635	4,220,884	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	1,007,341	957,119	907,110	857,311	807,725	758,351	709,187	660,235	611,495	562,967	514,649	50%
2	Low density housing scheme (4 houses	4	£917,161	2,015,561	1,915,118	1,815,099	1,715,503	1,616,329	1,517,579	1,419,253	1,321,350	1,223,870	1,126,812	1,030,179	50%
3	Low density housing scheme (9 houses	9	£2,081,956	4,535,803	4,309,807	4,084,763	3,860,672	3,637,533	3,415,346	3,194,110	2,973,827	2,754,497	2,536,118	2,318,692	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,796,693	1,692,594	1,588,936	1,485,720	1,382,944	1,280,611	1,178,719	1,077,268	976,259	875,691	775,565	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,518,459	2,372,713	2,227,585	2,083,076	1,939,183	1,795,910	1,653,254	1,511,217	1,369,797	1,228,995	1,088,811	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,234,443	3,047,064	2,860,480	2,674,691	2,489,695	2,305,495	2,122,089	1,939,478	1,757,662	1,576,639	1,396,412	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	10,148,154	9,559,734	8,973,809	8,390,379	7,809,444	7,231,005	6,655,061	6,081,611	5,510,657	4,942,198	4,376,234	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	23,344,835	21,985,404	20,631,737	19,283,837	17,941,701	16,605,331	15,274,726	13,949,886	12,630,812	11,317,502	10,009,959	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	57,909,041	54,240,611	50,587,786	46,950,565	43,328,951	39,722,942	36,132,537	32,557,738	28,998,543	25,454,955	21,926,971	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	96,375,940	88,964,731	81,585,248	74,237,493	66,897,239	59,578,904	52,281,553	44,984,641	37,689,469	30,382,377	23,072,136	50%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	43,371,252	40,343,860	37,329,403	34,327,883	31,339,299	28,363,651	25,393,635	22,429,915	19,479,192	16,541,470	13,616,746	40%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	65,572,724	60,595,187	55,629,613	50,671,504	45,734,806	40,819,517	35,925,637	31,023,332	26,141,647	21,270,299	16,393,356	45%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	27,540,930	26,097,940	24,661,100	23,230,410	21,805,870	20,387,479	18,975,237	17,569,145	16,169,203	14,775,411	13,387,767	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,174,131	7,994,749	7,816,129	7,638,267	7,461,168	7,284,829	7,109,250	6,934,432	6,760,376	6,587,079	6,414,543	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	10,659,591	10,061,622	9,466,189	8,873,292	8,282,931	7,695,105	7,109,814	6,527,060	5,946,841	5,369,158	4,794,009	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	23,891,080	22,476,908	21,068,761	19,666,641	18,270,545	16,880,474	15,496,429	14,118,410	12,746,416	11,380,447	10,020,503	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	37,463,559	34,941,441	32,430,076	29,929,462	27,439,600	24,960,489	22,492,130	20,034,523	17,582,061	15,134,127	12,696,999	50%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	53,451,275	49,388,900	45,343,898	41,316,270	37,306,016	33,313,135	29,337,626	25,379,492	21,438,732	17,503,143	13,566,852	50%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	13,769,217	12,850,338	11,935,375	11,024,327	10,117,196	9,213,979	8,314,680	7,419,296	6,527,828	5,640,276	4,756,640	50%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	37,411,977	34,889,845	32,378,464	29,877,835	27,387,957	24,908,831	22,440,456	19,982,834	17,529,568	15,081,619	12,644,475	50%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	76,751,468	70,748,359	64,760,665	58,772,975	52,791,961	46,786,709	40,759,892	34,749,000	28,764,525	22,806,465	16,874,823	50%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	28,169,275	26,393,905	24,626,100	22,865,863	21,113,193	19,368,091	17,630,555	15,900,585	14,178,184	12,463,349	10,756,082	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	65,480,518	60,488,249	55,535,874	50,599,339	45,703,963	40,832,723	35,987,825	31,184,366	26,422,346	21,701,765	17,017,339	50%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	13,302,689	12,643,864	11,990,345	11,342,130	10,699,219	10,061,614	9,429,313	8,802,317	8,180,625	7,564,239	6,953,156	50%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	53,848,892	49,989,478	46,146,555	42,320,123	38,510,181	34,716,731	30,939,771	27,179,302	23,435,324	19,694,220	15,959,091	40%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	56,035,878	52,176,465	48,333,541	44,507,109	40,697,168	36,903,717	33,126,757	29,366,288	25,622,310	21,894,822	18,179,447	50%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	38,689,067	36,250,841	33,823,006	31,405,563	28,998,514	26,601,856	24,215,591	21,839,718	19,474,238	17,119,150	14,774,454	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	78,752,208	72,297,501	65,845,105	59,377,465	52,876,818	46,325,188	39,754,481	33,212,611	26,699,582	20,215,391	13,760,041	35%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	110,622,125	103,508,758	96,425,702	89,372,959	82,350,527	75,348,583	68,360,825	61,403,495	54,456,474	47,526,405	40,591,824	50%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	7,300,982	7,061,806	6,823,645	6,586,497	6,350,364	6,115,245	5,881,140	5,648,050	5,415,974	5,184,912	4,954,864	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	77,172,590	72,335,558	67,519,212	62,723,553	57,948,579	53,194,290	48,460,689	43,747,772	39,055,540	34,383,995	29,733,136	50%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	52,613,614	49,572,306	46,543,226	43,527,049	40,523,774	37,533,401	34,555,929	31,591,360	28,639,692	25,700,926	22,775,062	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	81,567,529	75,221,209	68,864,355	62,525,359	56,213,742	49,929,505	43,672,647	37,443,168	31,241,070	25,066,351	18,895,454	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	267,836,266	247,726,874	227,703,558	207,681,117	187,726,790	167,740,024	147,752,560	127,710,305	107,555,867	87,145,346	66,704,277	40%
35	High density mixed use flatted scheme (30 flats	30	£733,729	8,403,677	7,843,299	7,285,309	6,729,706	6,176,493	5,625,666	5,077,228	4,531,176	3,987,514	3,444,048	2,902,498	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	15,833,807	14,910,423	13,990,957	13,075,405	12,163,770	11,256,051	10,352,247	9,452,360	8,556,388	7,664,333	6,776,193	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	66,930,675	61,771,487	56,612,291	51,474,295	46,358,489	41,247,539	36,146,400	31,067,583	26,009,382	20,936,397	15,885,908	50%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	68,217,295	63,034,920	57,853,362	52,685,257	47,539,475	42,416,013	37,314,874	32,236,058	27,179,563	22,122,700	17,072,212	50%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	26,986,224	25,182,459	23,386,382	21,597,993	19,817,290	18,044,274	16,278,946	14,521,304	12,771,349	11,020,579	9,277,473	50%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	65,094,581	60,257,549	55,441,204	50,645,545	45,870,570	41,116,282	36,382,680	31,644,856	26,924,592	22,225,139	17,529,263	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	13,245,192	12,334,700	11,428,093	10,525,369	9,626,529	8,731,573	7,840,501	6,950,762	6,063,216	5,179,573	4,299,833	50%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	15,460,195	14,397,951	13,340,237	12,287,056	11,238,405	10,194,286	9,154,698	8,116,778	7,081,303	6,050,382	5,024,014	50%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	10,154,393	9,427,078	8,702,868	7,981,765	7,263,769	6,546,558	5,831,401	5,119,365	4,410,451	3,704,659	3,001,988	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	12,194,237	11,321,452	10,452,397	9,587,068	8,725,468	7,864,946	7,006,753	6,152,304	5,301,603	4,454,647	3,611,437	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	14,234,080	13,215,828	12,201,926	11,192,371	10,187,167	9,183,334	8,182,103	7,185,244	6,192,754	5,204,635	4,220,884	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	1,007,341	957,119	907,110	857,311	807,725	758,351	709,187	660,235	611,495	562,967	514,649	50%
2	Low density housing scheme (4 houses	4	£608,869	2,015,561	1,915,118	1,815,099	1,715,503	1,616,329	1,517,579	1,419,253	1,321,350	1,223,870	1,126,812	1,030,179	50%
3	Low density housing scheme (9 houses	9	£1,382,131	4,535,803	4,309,807	4,084,763	3,860,672	3,637,533	3,415,346	3,194,110	2,973,827	2,754,497	2,536,118	2,318,692	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,796,693	1,692,594	1,588,936	1,485,720	1,382,944	1,280,611	1,178,719	1,077,268	976,259	875,691	775,565	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,518,459	2,372,713	2,227,585	2,083,076	1,939,183	1,795,910	1,653,254	1,511,217	1,369,797	1,228,995	1,088,811	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,234,443	3,047,064	2,860,480	2,674,691	2,489,695	2,305,495	2,122,089	1,939,478	1,757,662	1,576,639	1,396,412	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	10,148,154	9,559,734	8,973,809	8,390,379	7,809,444	7,231,005	6,655,061	6,081,611	5,510,657	4,942,198	4,376,234	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	23,344,835	21,985,404	20,631,737	19,283,837	17,941,701	16,605,331	15,274,726	13,949,886	12,630,812	11,317,502	10,009,959	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	57,909,041	54,240,611	50,587,786	46,950,565	43,328,951	39,722,942	36,132,537	32,557,738	28,998,543	25,454,955	21,926,971	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	96,375,940	88,964,731	81,585,248	74,237,493	66,897,239	59,578,904	52,281,553	44,984,641	37,689,469	30,382,377	23,072,136	50%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	43,371,252	40,343,860	37,329,403	34,327,883	31,339,299	28,363,651	25,393,635	22,429,915	19,479,192	16,541,470	13,616,746	50%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	65,572,724	60,595,187	55,629,613	50,671,504	45,734,806	40,819,517	35,925,637	31,023,332	26,141,647	21,270,299	16,393,356	50%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	27,540,930	26,097,940	24,661,100	23,230,410	21,805,870	20,387,479	18,975,237	17,569,145	16,169,203	14,775,411	13,387,767	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,174,131	7,994,749	7,816,129	7,638,267	7,461,168	7,284,829	7,109,250	6,934,432	6,760,376	6,587,079	6,414,543	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	10,659,591	10,061,622	9,466,189	8,873,292	8,282,931	7,695,105	7,109,814	6,527,060	5,946,841	5,369,158	4,794,009	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	23,891,080	22,476,908	21,068,761	19,666,641	18,270,545	16,880,474	15,496,429	14,118,410	12,746,416	11,380,447	10,020,503	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	37,463,559	34,941,441	32,430,076	29,929,462	27,439,600	24,960,489	22,492,130	20,034,523	17,582,061	15,134,127	12,696,999	50%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	53,451,275	49,388,900	45,343,898	41,316,270	37,306,016	33,313,135	29,337,626	25,379,492	21,438,732	17,503,143	13,566,852	50%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	13,769,217	12,850,338	11,935,375	11,024,327	10,117,196	9,213,979	8,314,680	7,419,296	6,527,828	5,640,276	4,756,640	50%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	37,411,977	34,889,845	32,378,464	29,877,835	27,387,957	24,908,831	22,440,456	19,982,834	17,529,568	15,081,619	12,644,475	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	76,751,468	70,748,359	64,760,665	58,772,975	52,791,961	46,786,709	40,759,892	34,749,000	28,764,525	22,806,465	16,874,823	50%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	28,169,275	26,393,905	24,626,100	22,865,863	21,113,193	19,368,091	17,630,555	15,900,585	14,178,184	12,463,349	10,756,082	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	65,480,518	60,488,249	55,535,874	50,599,339	45,703,963	40,832,723	35,987,825	31,184,366	26,422,346	21,701,765	17,017,339	50%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	13,302,689	12,643,864	11,990,345	11,342,130	10,699,219	10,061,614	9,429,313	8,802,317	8,180,625	7,564,239	6,953,156	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	53,848,892	49,989,478	46,146,555	42,320,123	38,510,181	34,716,731	30,939,771	27,179,302	23,435,324	19,694,220	15,959,091	50%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	56,035,878	52,176,465	48,333,541	44,507,109	40,697,168	36,903,717	33,126,757	29,366,288	25,622,310	21,894,822	18,179,447	50%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	38,689,067	36,250,841	33,823,006	31,405,563	28,998,514	26,601,856	24,215,591	21,839,718	19,474,238	17,119,150	14,774,454	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	78,752,208	72,297,501	65,845,105	59,377,465	52,876,818	46,325,188	39,754,481	33,212,611	26,699,582	20,215,391	13,760,041	40%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	110,622,125	103,508,758	96,425,702	89,372,959	82,350,527	75,348,583	68,360,825	61,403,495	54,456,474	47,526,405	40,591,824	50%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	7,300,982	7,061,806	6,823,645	6,586,497	6,350,364	6,115,245	5,881,140	5,648,050	5,415,974	5,184,912	4,954,864	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	77,172,590	72,335,558	67,519,212	62,723,553	57,948,579	53,194,290	48,460,689	43,747,772	39,055,540	34,383,995	29,733,136	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	52,613,614	49,572,306	46,543,226	43,527,049	40,523,774	37,533,401	34,555,929	31,591,360	28,639,692	25,700,926	22,775,062	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	81,567,529	75,221,209	68,864,355	62,525,359	56,213,742	49,929,505	43,672,647	37,443,168	31,241,070	25,066,351	18,895,454	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	267,836,266	247,726,874	227,703,558	207,681,117	187,726,790	167,740,024	147,752,560	127,710,305	107,555,867	87,145,346	66,704,277	50%
35	High density mixed use flatted scheme (30 flats	30	£487,095	8,403,677	7,843,299	7,285,309	6,729,706	6,176,493	5,625,666	5,077,228	4,531,176	3,987,514	3,444,048	2,902,498	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	15,833,807	14,910,423	13,990,957	13,075,405	12,163,770	11,256,051	10,352,247	9,452,360	8,556,388	7,664,333	6,776,193	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	66,930,675	61,771,487	56,612,291	51,474,295	46,358,489	41,247,539	36,146,400	31,067,583	26,009,382	20,936,397	15,885,908	50%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	68,217,295	63,034,920	57,853,362	52,685,257	47,539,475	42,416,013	37,314,874	32,236,058	27,179,563	22,122,700	17,072,212	50%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	26,986,224	25,182,459	23,386,382	21,597,993	19,817,290	18,044,274	16,278,946	14,521,304	12,771,349	11,020,579	9,277,473	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	65,094,581	60,257,549	55,441,204	50,645,545	45,870,570	41,116,282	36,382,680	31,644,856	26,924,592	22,225,139	17,529,263	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	13,245,192	12,334,700	11,428,093	10,525,369	9,626,529	8,731,573	7,840,501	6,950,762	6,063,216	5,179,573	4,299,833	50%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	15,460,195	14,397,951	13,340,237	12,287,056	11,238,405	10,194,286	9,154,698	8,116,778	7,081,303	6,050,382	5,024,014	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	10,154,393	9,427,078	8,702,868	7,981,765	7,263,769	6,546,558	5,831,401	5,119,365	4,410,451	3,704,659	3,001,988	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	12,194,237	11,321,452	10,452,397	9,587,068	8,725,468	7,864,946	7,006,753	6,152,304	5,301,603	4,454,647	3,611,437	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	14,234,080	13,215,828	12,201,926	11,192,371	10,187,167	9,183,334	8,182,103	7,185,244	6,192,754	5,204,635	4,220,884	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	1,007,341	957,119	907,110	857,311	807,725	758,351	709,187	660,235	611,495	562,967	514,649	50%
2	Low density housing scheme (4 houses	4	£50,000	2,015,561	1,915,118	1,815,099	1,715,503	1,616,329	1,517,579	1,419,253	1,321,350	1,223,870	1,126,812	1,030,179	50%
3	Low density housing scheme (9 houses	9	£113,500	4,535,803	4,309,807	4,084,763	3,860,672	3,637,533	3,415,346	3,194,110	2,973,827	2,754,497	2,536,118	2,318,692	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,796,693	1,692,594	1,588,936	1,485,720	1,382,944	1,280,611	1,178,719	1,077,268	976,259	875,691	775,565	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,518,459	2,372,713	2,227,585	2,083,076	1,939,183	1,795,910	1,653,254	1,511,217	1,369,797	1,228,995	1,088,811	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,234,443	3,047,064	2,860,480	2,674,691	2,489,695	2,305,495	2,122,089	1,939,478	1,757,662	1,576,639	1,396,412	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	10,148,154	9,559,734	8,973,809	8,390,379	7,809,444	7,231,005	6,655,061	6,081,611	5,510,657	4,942,198	4,376,234	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	23,344,835	21,985,404	20,631,737	19,283,837	17,941,701	16,605,331	15,274,726	13,949,886	12,630,812	11,317,502	10,009,959	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	57,909,041	54,240,611	50,587,786	46,950,565	43,328,951	39,722,942	36,132,537	32,557,738	28,998,543	25,454,955	21,926,971	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	96,375,940	88,964,731	81,585,248	74,237,493	66,897,239	59,578,904	52,281,553	44,984,641	37,689,469	30,382,377	23,072,136	50%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	43,371,252	40,343,860	37,329,403	34,327,883	31,339,299	28,363,651	25,393,635	22,429,915	19,479,192	16,541,470	13,616,746	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	65,572,724	60,595,187	55,629,613	50,671,504	45,734,806	40,819,517	35,925,637	31,023,332	26,141,647	21,270,299	16,393,356	50%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	27,540,930	26,097,940	24,661,100	23,230,410	21,805,870	20,387,479	18,975,237	17,569,145	16,169,203	14,775,411	13,387,767	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,174,131	7,994,749	7,816,129	7,638,267	7,461,168	7,284,829	7,109,250	6,934,432	6,760,376	6,587,079	6,414,543	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	10,659,591	10,061,622	9,466,189	8,873,292	8,282,931	7,695,105	7,109,814	6,527,060	5,946,841	5,369,158	4,794,009	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	23,891,080	22,476,908	21,068,761	19,666,641	18,270,545	16,880,474	15,496,429	14,118,410	12,746,416	11,380,447	10,020,503	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	37,463,559	34,941,441	32,430,076	29,929,462	27,439,600	24,960,489	22,492,130	20,034,523	17,582,061	15,134,127	12,696,999	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	53,451,275	49,388,900	45,343,898	41,316,270	37,306,016	33,313,135	29,337,626	25,379,492	21,438,732	17,503,143	13,566,852	50%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	13,769,217	12,850,338	11,935,375	11,024,327	10,117,196	9,213,979	8,314,680	7,419,296	6,527,828	5,640,276	4,756,640	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	37,411,977	34,889,845	32,378,464	29,877,835	27,387,957	24,908,831	22,440,456	19,982,834	17,529,568	15,081,619	12,644,475	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	76,751,468	70,748,359	64,760,665	58,772,975	52,791,961	46,786,709	40,759,892	34,749,000	28,764,525	22,806,465	16,874,823	50%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	28,169,275	26,393,905	24,626,100	22,865,863	21,113,193	19,368,091	17,630,555	15,900,585	14,178,184	12,463,349	10,756,082	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	65,480,518	60,488,249	55,535,874	50,599,339	45,703,963	40,832,723	35,987,825	31,184,366	26,422,346	21,701,765	17,017,339	50%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	13,302,689	12,643,864	11,990,345	11,342,130	10,699,219	10,061,614	9,429,313	8,802,317	8,180,625	7,564,239	6,953,156	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	53,848,892	49,989,478	46,146,555	42,320,123	38,510,181	34,716,731	30,939,771	27,179,302	23,435,324	19,694,220	15,959,091	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	56,035,878	52,176,465	48,333,541	44,507,109	40,697,168	36,903,717	33,126,757	29,366,288	25,622,310	21,894,822	18,179,447	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	38,689,067	36,250,841	33,823,006	31,405,563	28,998,514	26,601,856	24,215,591	21,839,718	19,474,238	17,119,150	14,774,454	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	78,752,208	72,297,501	65,845,105	59,377,465	52,876,818	46,325,188	39,754,481	33,212,611	26,699,582	20,215,391	13,760,041	50%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	110,622,125	103,508,758	96,425,702	89,372,959	82,350,527	75,348,583	68,360,825	61,403,495	54,456,474	47,526,405	40,591,824	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	7,300,982	7,061,806	6,823,645	6,586,497	6,350,364	6,115,245	5,881,140	5,648,050	5,415,974	5,184,912	4,954,864	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	77,172,590	72,335,558	67,519,212	62,723,553	57,948,579	53,194,290	48,460,689	43,747,772	39,055,540	34,383,995	29,733,136	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	52,613,614	49,572,306	46,543,226	43,527,049	40,523,774	37,533,401	34,555,929	31,591,360	28,639,692	25,700,926	22,775,062	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	81,567,529	75,221,209	68,864,355	62,525,359	56,213,742	49,929,505	43,672,647	37,443,168	31,241,070	25,066,351	18,895,454	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	267,836,266	247,726,874	227,703,558	207,681,117	187,726,790	167,740,024	147,752,560	127,710,305	107,555,867	87,145,346	66,704,277	50%
35	High density mixed use flatted scheme (30 flats	30	£40,000	8,403,677	7,843,299	7,285,309	6,729,706	6,176,493	5,625,666	5,077,228	4,531,176	3,987,514	3,444,048	2,902,498	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	15,833,807	14,910,423	13,990,957	13,075,405	12,163,770	11,256,051	10,352,247	9,452,360	8,556,388	7,664,333	6,776,193	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	66,930,675	61,771,487	56,612,291	51,474,295	46,358,489	41,247,539	36,146,400	31,067,583	26,009,382	20,936,397	15,885,908	50%
38	High density mixed use flatted scheme (400 flats	400	£565,000	68,217,295	63,034,920	57,853,362	52,685,257	47,539,475	42,416,013	37,314,874	32,236,058	27,179,563	22,122,700	17,072,212	50%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	26,986,224	25,182,459	23,386,382	21,597,993	19,817,290	18,044,274	16,278,946	14,521,304	12,771,349	11,020,579	9,277,473	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	65,094,581	60,257,549	55,441,204	50,645,545	45,870,570	41,116,282	36,382,680	31,644,856	26,924,592	22,225,139	17,529,263	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	13,245,192	12,334,700	11,428,093	10,525,369	9,626,529	8,731,573	7,840,501	6,950,762	6,063,216	5,179,573	4,299,833	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	15,460,195	14,397,951	13,340,237	12,287,056	11,238,405	10,194,286	9,154,698	8,116,778	7,081,303	6,050,382	5,024,014	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	10,154,393	9,427,078	8,702,868	7,981,765	7,263,769	6,546,558	5,831,401	5,119,365	4,410,451	3,704,659	3,001,988	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	12,194,237	11,321,452	10,452,397	9,587,068	8,725,468	7,864,946	7,006,753	6,152,304	5,301,603	4,454,647	3,611,437	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	14,234,080	13,215,828	12,201,926	11,192,371	10,187,167	9,183,334	8,182,103	7,185,244	6,192,754	5,204,635	4,220,884	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,911 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	1,112,736	1,057,025	1,001,549	946,307	891,300	836,528	781,990	727,688	673,620	619,787	566,188	30%
2	Low density housing scheme (4 houses	4	£1,543,757	2,226,351	2,114,929	2,003,976	1,893,492	1,783,478	1,673,933	1,564,859	1,456,254	1,348,118	1,240,452	1,133,255	30%
3	Low density housing scheme (9 houses	9	£3,504,327	5,010,082	4,759,381	4,509,736	4,261,149	4,013,617	3,767,142	3,521,724	3,277,362	3,034,057	2,791,808	2,550,616	30%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,020,658	1,904,892	1,789,618	1,674,834	1,560,540	1,446,737	1,333,425	1,220,604	1,108,273	996,433	885,084	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,832,010	2,669,931	2,508,539	2,347,836	2,187,818	2,028,487	1,869,844	1,711,886	1,554,617	1,398,034	1,242,138	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,637,580	3,429,202	3,221,708	3,015,096	2,809,368	2,604,522	2,400,561	2,197,483	1,995,287	1,793,975	1,593,547	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	11,428,507	10,773,394	10,121,058	9,471,498	8,824,716	8,180,709	7,539,479	6,901,027	6,265,351	5,632,452	5,002,329	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	26,359,807	24,843,327	23,333,274	21,829,652	20,332,456	18,841,689	17,357,352	15,879,442	14,407,961	12,942,909	11,484,285	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	66,326,359	62,227,546	58,146,154	54,074,138	50,018,644	45,980,611	41,960,038	37,956,926	33,971,275	30,003,086	26,052,356	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	113,201,643	104,940,876	96,715,418	88,525,271	80,351,041	72,199,448	64,083,308	55,970,012	47,883,833	39,783,924	31,676,193	45%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	50,338,041	46,947,750	43,571,928	40,210,574	36,863,691	33,531,274	30,213,328	26,909,850	23,620,841	20,332,701	17,055,586	25%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	77,340,121	71,749,623	66,183,021	60,640,314	55,121,503	49,626,587	44,131,742	38,656,136	33,204,553	27,753,224	22,313,093	40%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	30,756,900	29,146,392	27,542,741	25,945,946	24,356,008	22,772,928	21,196,704	19,627,338	18,064,829	16,509,177	14,960,382	45%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,564,480	8,364,764	8,165,896	7,967,874	7,770,698	7,574,370	7,378,887	7,184,252	6,990,462	6,797,520	6,605,424	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	11,960,750	11,295,005	10,632,081	9,971,980	9,314,700	8,660,241	8,008,605	7,359,791	6,713,798	6,070,628	5,430,279	50%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	27,004,835	25,428,468	23,858,812	22,295,866	20,739,631	19,190,106	17,647,290	16,111,187	14,581,792	13,059,109	11,543,134	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	43,170,130	40,350,759	37,543,395	34,748,038	31,964,687	29,193,344	26,434,008	23,686,678	20,951,355	18,228,039	15,513,712	50%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	62,768,311	58,233,979	53,704,973	49,195,394	44,705,241	40,234,514	35,783,213	31,351,338	26,938,890	22,545,867	18,172,270	50%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	15,815,014	14,789,570	13,768,491	12,751,779	11,739,432	10,731,452	9,727,837	8,728,587	7,733,705	6,743,188	5,757,037	50%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	43,118,549	40,299,162	37,491,783	34,696,410	31,913,045	29,141,687	26,382,335	23,634,990	20,899,652	18,176,321	15,461,188	50%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	90,385,352	83,728,749	77,069,255	70,438,349	63,802,112	57,179,091	50,539,996	43,878,370	37,177,859	30,501,420	23,854,538	50%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	32,132,735	30,154,718	28,185,123	26,223,949	24,270,405	22,321,408	20,380,854	18,448,741	16,525,073	14,609,847	12,703,064	50%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	76,594,146	71,022,822	65,497,045	59,994,791	54,535,641	49,121,530	43,722,918	38,364,979	33,021,065	27,723,514	22,472,326	50%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	14,704,492	13,969,823	13,241,064	12,518,215	11,801,277	11,090,249	10,385,132	9,685,925	8,992,628	8,305,243	7,623,767	35%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	62,692,021	58,386,009	54,092,850	49,808,376	45,542,343	41,294,751	37,065,602	32,854,894	28,662,626	24,488,801	20,333,418	30%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	64,846,140	60,540,126	56,252,488	51,983,224	47,729,330	43,481,738	39,252,588	35,041,879	30,849,613	26,675,788	22,520,403	40%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	44,163,959	41,440,547	38,728,731	36,028,511	33,339,889	30,662,862	27,997,434	25,343,601	22,701,365	20,070,726	17,451,684	50%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	93,634,040	86,474,378	79,331,957	72,188,430	65,032,540	57,858,637	50,645,856	43,348,139	36,034,552	28,753,287	21,504,344	25%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	126,399,172	118,482,819	110,600,166	102,751,213	94,935,961	87,132,753	79,361,547	71,624,144	63,904,765	56,203,255	48,515,838	50%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	7,821,446	7,555,159	7,290,002	7,025,971	6,763,071	6,501,299	6,240,656	5,981,143	5,722,757	5,465,500	5,209,372	30%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	88,249,850	82,835,807	77,444,887	72,077,089	66,732,413	61,410,860	56,112,430	50,837,122	45,584,935	40,355,872	35,149,931	50%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	59,413,661	56,020,623	52,641,971	49,277,700	45,927,815	42,592,313	39,271,195	35,964,461	32,672,110	29,392,699	26,123,689	50%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	96,111,974	89,049,898	82,018,013	74,974,795	67,953,202	60,910,824	53,899,082	46,917,976	39,967,507	33,047,673	26,158,477	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	313,437,864	291,055,107	268,752,565	246,545,752	224,336,466	202,217,021	180,073,893	157,940,421	135,760,042	113,465,711	90,905,230	30%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	9,643,412	9,018,457	8,396,162	7,776,528	7,159,554	6,545,241	5,933,588	5,324,596	4,718,265	4,114,595	3,513,584	50%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	17,879,603	16,849,655	15,824,073	14,802,856	13,786,006	12,773,522	11,765,404	10,761,652	9,762,266	8,767,245	7,776,590	50%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	78,736,462	72,970,502	67,220,590	61,495,365	55,794,825	50,106,712	44,427,475	38,773,049	33,108,064	27,467,910	21,839,250	50%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	80,095,391	74,320,793	68,555,740	62,802,068	57,073,206	51,346,826	45,631,760	39,941,664	34,276,540	28,636,385	23,021,201	50%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	31,006,187	28,993,024	26,988,433	24,992,412	23,004,963	21,026,086	19,055,780	17,094,045	15,140,881	13,196,290	11,260,268	50%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	76,160,376	70,757,798	65,366,878	59,999,080	54,654,405	49,332,851	44,034,421	38,759,113	33,506,927	28,257,380	23,018,046	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	15,296,607	14,279,258	13,266,244	12,257,565	11,253,222	10,253,213	9,257,539	8,266,202	7,279,199	6,295,834	5,312,338	50%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	17,853,512	16,666,601	15,484,747	14,307,951	13,136,212	11,969,532	10,807,908	9,651,343	8,499,835	7,352,686	6,205,270	50%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	11,802,852	10,989,668	10,179,954	9,373,708	8,570,932	7,771,626	6,975,788	6,183,419	5,391,188	4,601,654	3,815,608	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	14,172,387	13,196,562	12,224,900	11,257,401	10,294,064	9,334,891	8,379,880	7,429,033	6,478,486	5,531,041	4,587,781	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	16,541,923	15,403,456	14,269,845	13,141,092	12,017,195	10,898,156	9,783,973	8,674,647	7,565,785	6,460,427	5,359,953	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	1,112,736	1,057,025	1,001,549	946,307	891,300	836,528	781,990	727,688	673,620	619,787	566,188	50%
2	Low density housing scheme (4 houses	4	£917,161	2,226,351	2,114,929	2,003,976	1,893,492	1,783,478	1,673,933	1,564,859	1,456,254	1,348,118	1,240,452	1,133,255	50%
3	Low density housing scheme (9 houses	9	£2,081,956	5,010,082	4,759,381	4,509,736	4,261,149	4,013,617	3,767,142	3,521,724	3,277,362	3,034,057	2,791,808	2,550,616	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,020,658	1,904,892	1,789,618	1,674,834	1,560,540	1,446,737	1,333,425	1,220,604	1,108,273	996,433	885,084	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,832,010	2,669,931	2,508,539	2,347,836	2,187,818	2,028,487	1,869,844	1,711,886	1,554,617	1,398,034	1,242,138	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,637,580	3,429,202	3,221,708	3,015,096	2,809,368	2,604,522	2,400,561	2,197,483	1,995,287	1,793,975	1,593,547	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	11,428,507	10,773,394	10,121,058	9,471,498	8,824,716	8,180,709	7,539,479	6,901,027	6,265,351	5,632,452	5,002,329	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	26,359,807	24,843,327	23,333,274	21,829,652	20,332,456	18,841,689	17,357,352	15,879,442	14,407,961	12,942,909	11,484,285	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	66,326,359	62,227,546	58,146,154	54,074,138	50,018,644	45,980,611	41,960,038	37,956,926	33,971,275	30,003,086	26,052,356	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	113,201,643	104,940,876	96,715,418	88,525,271	80,351,041	72,199,448	64,083,308	55,970,012	47,883,833	39,783,924	31,676,193	50%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	50,338,041	46,947,750	43,571,928	40,210,574	36,863,691	33,531,274	30,213,328	26,909,850	23,620,841	20,332,701	17,055,586	45%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	77,340,121	71,749,623	66,183,021	60,640,314	55,121,503	49,626,587	44,131,742	38,656,136	33,204,553	27,753,224	22,313,093	50%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	30,756,900	29,146,392	27,542,741	25,945,946	24,356,008	22,772,928	21,196,704	19,627,338	18,064,829	16,509,177	14,960,382	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,564,480	8,364,764	8,165,896	7,967,874	7,770,698	7,574,370	7,378,887	7,184,252	6,990,462	6,797,520	6,605,424	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	11,960,750	11,295,005	10,632,081	9,971,980	9,314,700	8,660,241	8,008,605	7,359,791	6,713,798	6,070,628	5,430,279	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	27,004,835	25,428,468	23,858,812	22,295,866	20,739,631	19,190,106	17,647,290	16,111,187	14,581,792	13,059,109	11,543,134	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	43,170,130	40,350,759	37,543,395	34,748,038	31,964,687	29,193,344	26,434,008	23,686,678	20,951,355	18,228,039	15,513,712	50%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	62,768,311	58,233,979	53,704,973	49,195,394	44,705,241	40,234,514	35,783,213	31,351,338	26,938,890	22,545,867	18,172,270	50%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	15,815,014	14,789,570	13,768,491	12,751,779	11,739,432	10,731,452	9,727,837	8,728,587	7,733,705	6,743,188	5,757,037	50%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	43,118,549	40,299,162	37,491,783	34,696,410	31,913,045	29,141,687	26,382,335	23,634,990	20,899,652	18,176,321	15,461,188	50%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	90,385,352	83,728,749	77,069,255	70,438,349	63,802,112	57,179,091	50,539,996	43,878,370	37,177,859	30,501,420	23,854,538	50%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	32,132,735	30,154,718	28,185,123	26,223,949	24,270,405	22,321,408	20,380,854	18,448,741	16,525,073	14,609,847	12,703,064	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	76,594,146	71,022,822	65,497,045	59,994,791	54,535,641	49,121,530	43,722,918	38,364,979	33,021,065	27,723,514	22,472,326	50%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	14,704,492	13,969,823	13,241,064	12,518,215	11,801,277	11,090,249	10,385,132	9,685,925	8,992,628	8,305,243	7,623,767	50%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	62,692,021	58,386,009	54,092,850	49,808,376	45,542,343	41,294,751	37,065,602	32,854,894	28,662,626	24,488,801	20,333,418	45%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	64,846,140	60,540,126	56,252,488	51,983,224	47,729,330	43,481,738	39,252,588	35,041,879	30,849,613	26,675,788	22,520,403	50%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	44,163,959	41,440,547	38,728,731	36,028,511	33,339,889	30,662,862	27,997,434	25,343,601	22,701,365	20,070,726	17,451,684	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	93,634,040	86,474,378	79,331,957	72,188,430	65,032,540	57,858,637	50,645,856	43,348,139	36,034,552	28,753,287	21,504,344	40%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	126,399,172	118,482,819	110,600,166	102,751,213	94,935,961	87,132,753	79,361,547	71,624,144	63,904,765	56,203,255	48,515,838	50%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	7,821,446	7,555,159	7,290,002	7,025,971	6,763,071	6,501,299	6,240,656	5,981,143	5,722,757	5,465,500	5,209,372	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	88,249,850	82,835,807	77,444,887	72,077,089	66,732,413	61,410,860	56,112,430	50,837,122	45,584,935	40,355,872	35,149,931	50%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	59,413,661	56,020,623	52,641,971	49,277,700	45,927,815	42,592,313	39,271,195	35,964,461	32,672,110	29,392,699	26,123,689	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	96,111,974	89,049,898	82,018,013	74,974,795	67,953,202	60,910,824	53,899,082	46,917,976	39,967,507	33,047,673	26,158,477	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	313,437,864	291,055,107	268,752,565	246,545,752	224,336,466	202,217,021	180,073,893	157,940,421	135,760,042	113,465,711	90,905,230	45%
35	High density mixed use flatted scheme (30 flats	30	£733,729	9,643,412	9,018,457	8,396,162	7,776,528	7,159,554	6,545,241	5,933,588	5,324,596	4,718,265	4,114,595	3,513,584	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	17,879,603	16,849,655	15,824,073	14,802,856	13,786,006	12,773,522	11,765,404	10,761,652	9,762,266	8,767,245	7,776,590	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	78,736,462	72,970,502	67,220,590	61,495,365	55,794,825	50,106,712	44,427,475	38,773,049	33,108,064	27,467,910	21,839,250	50%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	80,095,391	74,320,793	68,555,740	62,802,068	57,073,206	51,346,826	45,631,760	39,941,664	34,276,540	28,636,385	23,021,201	50%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	31,006,187	28,993,024	26,988,433	24,992,412	23,004,963	21,026,086	19,055,780	17,094,045	15,140,881	13,196,290	11,260,268	50%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	76,160,376	70,757,798	65,366,878	59,999,080	54,654,405	49,332,851	44,034,421	38,759,113	33,506,927	28,257,380	23,018,046	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	15,296,607	14,279,258	13,266,244	12,257,565	11,253,222	10,253,213	9,257,539	8,266,202	7,279,199	6,295,834	5,312,338	50%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	17,853,512	16,666,601	15,484,747	14,307,951	13,136,212	11,969,532	10,807,908	9,651,343	8,499,835	7,352,686	6,205,270	50%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	11,802,852	10,989,668	10,179,954	9,373,708	8,570,932	7,771,626	6,975,788	6,183,419	5,391,188	4,601,654	3,815,608	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	14,172,387	13,196,562	12,224,900	11,257,401	10,294,064	9,334,891	8,379,880	7,429,033	6,478,486	5,531,041	4,587,781	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	16,541,923	15,403,456	14,269,845	13,141,092	12,017,195	10,898,156	9,783,973	8,674,647	7,565,785	6,460,427	5,359,953	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	1,112,736	1,057,025	1,001,549	946,307	891,300	836,528	781,990	727,688	673,620	619,787	566,188	50%
2	Low density housing scheme (4 houses	4	£608,869	2,226,351	2,114,929	2,003,976	1,893,492	1,783,478	1,673,933	1,564,859	1,456,254	1,348,118	1,240,452	1,133,255	50%
3	Low density housing scheme (9 houses	9	£1,382,131	5,010,082	4,759,381	4,509,736	4,261,149	4,013,617	3,767,142	3,521,724	3,277,362	3,034,057	2,791,808	2,550,616	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,020,658	1,904,892	1,789,618	1,674,834	1,560,540	1,446,737	1,333,425	1,220,604	1,108,273	996,433	885,084	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,832,010	2,669,931	2,508,539	2,347,836	2,187,818	2,028,487	1,869,844	1,711,886	1,554,617	1,398,034	1,242,138	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,637,580	3,429,202	3,221,708	3,015,096	2,809,368	2,604,522	2,400,561	2,197,483	1,995,287	1,793,975	1,593,547	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	11,428,507	10,773,394	10,121,058	9,471,498	8,824,716	8,180,709	7,539,479	6,901,027	6,265,351	5,632,452	5,002,329	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	26,359,807	24,843,327	23,333,274	21,829,652	20,332,456	18,841,689	17,357,352	15,879,442	14,407,961	12,942,909	11,484,285	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	66,326,359	62,227,546	58,146,154	54,074,138	50,018,644	45,980,611	41,960,038	37,956,926	33,971,275	30,003,086	26,052,356	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	113,201,643	104,940,876	96,715,418	88,525,271	80,351,041	72,199,448	64,083,308	55,970,012	47,883,833	39,783,924	31,676,193	50%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	50,338,041	46,947,750	43,571,928	40,210,574	36,863,691	33,531,274	30,213,328	26,909,850	23,620,841	20,332,701	17,055,586	50%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	77,340,121	71,749,623	66,183,021	60,640,314	55,121,503	49,626,587	44,131,742	38,656,136	33,204,553	27,753,224	22,313,093	50%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	30,756,900	29,146,392	27,542,741	25,945,946	24,356,008	22,772,928	21,196,704	19,627,338	18,064,829	16,509,177	14,960,382	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,564,480	8,364,764	8,165,896	7,967,874	7,770,698	7,574,370	7,378,887	7,184,252	6,990,462	6,797,520	6,605,424	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	11,960,750	11,295,005	10,632,081	9,971,980	9,314,700	8,660,241	8,008,605	7,359,791	6,713,798	6,070,628	5,430,279	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	27,004,835	25,428,468	23,858,812	22,295,866	20,739,631	19,190,106	17,647,290	16,111,187	14,581,792	13,059,109	11,543,134	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	43,170,130	40,350,759	37,543,395	34,748,038	31,964,687	29,193,344	26,434,008	23,686,678	20,951,355	18,228,039	15,513,712	50%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	62,768,311	58,233,979	53,704,973	49,195,394	44,705,241	40,234,514	35,783,213	31,351,338	26,938,890	22,545,867	18,172,270	50%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	15,815,014	14,789,570	13,768,491	12,751,779	11,739,432	10,731,452	9,727,837	8,728,587	7,733,705	6,743,188	5,757,037	50%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	43,118,549	40,299,162	37,491,783	34,696,410	31,913,045	29,141,687	26,382,335	23,634,990	20,899,652	18,176,321	15,461,188	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	90,385,352	83,728,749	77,069,255	70,438,349	63,802,112	57,179,091	50,539,996	43,878,370	37,177,859	30,501,420	23,854,538	50%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	32,132,735	30,154,718	28,185,123	26,223,949	24,270,405	22,321,408	20,380,854	18,448,741	16,525,073	14,609,847	12,703,064	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	76,594,146	71,022,822	65,497,045	59,994,791	54,535,641	49,121,530	43,722,918	38,364,979	33,021,065	27,723,514	22,472,326	50%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	14,704,492	13,969,823	13,241,064	12,518,215	11,801,277	11,090,249	10,385,132	9,685,925	8,992,628	8,305,243	7,623,767	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	62,692,021	58,386,009	54,092,850	49,808,376	45,542,343	41,294,751	37,065,602	32,854,894	28,662,626	24,488,801	20,333,418	50%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	64,846,140	60,540,126	56,252,488	51,983,224	47,729,330	43,481,738	39,252,588	35,041,879	30,849,613	26,675,788	22,520,403	50%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	44,163,959	41,440,547	38,728,731	36,028,511	33,339,889	30,662,862	27,997,434	25,343,601	22,701,365	20,070,726	17,451,684	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	93,634,040	86,474,378	79,331,957	72,188,430	65,032,540	57,858,637	50,645,856	43,348,139	36,034,552	28,753,287	21,504,344	50%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	126,399,172	118,482,819	110,600,166	102,751,213	94,935,961	87,132,753	79,361,547	71,624,144	63,904,765	56,203,255	48,515,838	50%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	7,821,446	7,555,159	7,290,002	7,025,971	6,763,071	6,501,299	6,240,656	5,981,143	5,722,757	5,465,500	5,209,372	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	88,249,850	82,835,807	77,444,887	72,077,089	66,732,413	61,410,860	56,112,430	50,837,122	45,584,935	40,355,872	35,149,931	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	59,413,661	56,020,623	52,641,971	49,277,700	45,927,815	42,592,313	39,271,195	35,964,461	32,672,110	29,392,699	26,123,689	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	96,111,974	89,049,898	82,018,013	74,974,795	67,953,202	60,910,824	53,899,082	46,917,976	39,967,507	33,047,673	26,158,477	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	313,437,864	291,055,107	268,752,565	246,545,752	224,336,466	202,217,021	180,073,893	157,940,421	135,760,042	113,465,711	90,905,230	50%
35	High density mixed use flatted scheme (30 flats	30	£487,095	9,643,412	9,018,457	8,396,162	7,776,528	7,159,554	6,545,241	5,933,588	5,324,596	4,718,265	4,114,595	3,513,584	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	17,879,603	16,849,655	15,824,073	14,802,856	13,786,006	12,773,522	11,765,404	10,761,652	9,762,266	8,767,245	7,776,590	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	78,736,462	72,970,502	67,220,590	61,495,365	55,794,825	50,106,712	44,427,475	38,773,049	33,108,064	27,467,910	21,839,250	50%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	80,095,391	74,320,793	68,555,740	62,802,068	57,073,206	51,346,826	45,631,760	39,941,664	34,276,540	28,636,385	23,021,201	50%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	31,006,187	28,993,024	26,988,433	24,992,412	23,004,963	21,026,086	19,055,780	17,094,045	15,140,881	13,196,290	11,260,268	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	76,160,376	70,757,798	65,366,878	59,999,080	54,654,405	49,332,851	44,034,421	38,759,113	33,506,927	28,257,380	23,018,046	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	15,296,607	14,279,258	13,266,244	12,257,565	11,253,222	10,253,213	9,257,539	8,266,202	7,279,199	6,295,834	5,312,338	50%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	17,853,512	16,666,601	15,484,747	14,307,951	13,136,212	11,969,532	10,807,908	9,651,343	8,499,835	7,352,686	6,205,270	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	11,802,852	10,989,668	10,179,954	9,373,708	8,570,932	7,771,626	6,975,788	6,183,419	5,391,188	4,601,654	3,815,608	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	14,172,387	13,196,562	12,224,900	11,257,401	10,294,064	9,334,891	8,379,880	7,429,033	6,478,486	5,531,041	4,587,781	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	16,541,923	15,403,456	14,269,845	13,141,092	12,017,195	10,898,156	9,783,973	8,674,647	7,565,785	6,460,427	5,359,953	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	1,112,736	1,057,025	1,001,549	946,307	891,300	836,528	781,990	727,688	673,620	619,787	566,188	50%
2	Low density housing scheme (4 houses	4	£50,000	2,226,351	2,114,929	2,003,976	1,893,492	1,783,478	1,673,933	1,564,859	1,456,254	1,348,118	1,240,452	1,133,255	50%
3	Low density housing scheme (9 houses	9	£113,500	5,010,082	4,759,381	4,509,736	4,261,149	4,013,617	3,767,142	3,521,724	3,277,362	3,034,057	2,791,808	2,550,616	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,020,658	1,904,892	1,789,618	1,674,834	1,560,540	1,446,737	1,333,425	1,220,604	1,108,273	996,433	885,084	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,832,010	2,669,931	2,508,539	2,347,836	2,187,818	2,028,487	1,869,844	1,711,886	1,554,617	1,398,034	1,242,138	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,637,580	3,429,202	3,221,708	3,015,096	2,809,368	2,604,522	2,400,561	2,197,483	1,995,287	1,793,975	1,593,547	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	11,428,507	10,773,394	10,121,058	9,471,498	8,824,716	8,180,709	7,539,479	6,901,027	6,265,351	5,632,452	5,002,329	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	26,359,807	24,843,327	23,333,274	21,829,652	20,332,456	18,841,689	17,357,352	15,879,442	14,407,961	12,942,909	11,484,285	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	66,326,359	62,227,546	58,146,154	54,074,138	50,018,644	45,980,611	41,960,038	37,956,926	33,971,275	30,003,086	26,052,356	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	113,201,643	104,940,876	96,715,418	88,525,271	80,351,041	72,199,448	64,083,308	55,970,012	47,883,833	39,783,924	31,676,193	50%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	50,338,041	46,947,750	43,571,928	40,210,574	36,863,691	33,531,274	30,213,328	26,909,850	23,620,841	20,332,701	17,055,586	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	77,340,121	71,749,623	66,183,021	60,640,314	55,121,503	49,626,587	44,131,742	38,656,136	33,204,553	27,753,224	22,313,093	50%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	30,756,900	29,146,392	27,542,741	25,945,946	24,356,008	22,772,928	21,196,704	19,627,338	18,064,829	16,509,177	14,960,382	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,564,480	8,364,764	8,165,896	7,967,874	7,770,698	7,574,370	7,378,887	7,184,252	6,990,462	6,797,520	6,605,424	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	11,960,750	11,295,005	10,632,081	9,971,980	9,314,700	8,660,241	8,008,605	7,359,791	6,713,798	6,070,628	5,430,279	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	27,004,835	25,428,468	23,858,812	22,295,866	20,739,631	19,190,106	17,647,290	16,111,187	14,581,792	13,059,109	11,543,134	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	43,170,130	40,350,759	37,543,395	34,748,038	31,964,687	29,193,344	26,434,008	23,686,678	20,951,355	18,228,039	15,513,712	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	62,768,311	58,233,979	53,704,973	49,195,394	44,705,241	40,234,514	35,783,213	31,351,338	26,938,890	22,545,867	18,172,270	50%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	15,815,014	14,789,570	13,768,491	12,751,779	11,739,432	10,731,452	9,727,837	8,728,587	7,733,705	6,743,188	5,757,037	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	43,118,549	40,299,162	37,491,783	34,696,410	31,913,045	29,141,687	26,382,335	23,634,990	20,899,652	18,176,321	15,461,188	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	90,385,352	83,728,749	77,069,255	70,438,349	63,802,112	57,179,091	50,539,996	43,878,370	37,177,859	30,501,420	23,854,538	50%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	32,132,735	30,154,718	28,185,123	26,223,949	24,270,405	22,321,408	20,380,854	18,448,741	16,525,073	14,609,847	12,703,064	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	76,594,146	71,022,822	65,497,045	59,994,791	54,535,641	49,121,530	43,722,918	38,364,979	33,021,065	27,723,514	22,472,326	50%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	14,704,492	13,969,823	13,241,064	12,518,215	11,801,277	11,090,249	10,385,132	9,685,925	8,992,628	8,305,243	7,623,767	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	62,692,021	58,386,009	54,092,850	49,808,376	45,542,343	41,294,751	37,065,602	32,854,894	28,662,626	24,488,801	20,333,418	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	64,846,140	60,540,126	56,252,488	51,983,224	47,729,330	43,481,738	39,252,588	35,041,879	30,849,613	26,675,788	22,520,403	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	44,163,959	41,440,547	38,728,731	36,028,511	33,339,889	30,662,862	27,997,434	25,343,601	22,701,365	20,070,726	17,451,684	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	93,634,040	86,474,378	79,331,957	72,188,430	65,032,540	57,858,637	50,645,856	43,348,139	36,034,552	28,753,287	21,504,344	50%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	126,399,172	118,482,819	110,600,166	102,751,213	94,935,961	87,132,753	79,361,547	71,624,144	63,904,765	56,203,255	48,515,838	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	7,821,446	7,555,159	7,290,002	7,025,971	6,763,071	6,501,299	6,240,656	5,981,143	5,722,757	5,465,500	5,209,372	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	88,249,850	82,835,807	77,444,887	72,077,089	66,732,413	61,410,860	56,112,430	50,837,122	45,584,935	40,355,872	35,149,931	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	59,413,661	56,020,623	52,641,971	49,277,700	45,927,815	42,592,313	39,271,195	35,964,461	32,672,110	29,392,699	26,123,689	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	96,111,974	89,049,898	82,018,013	74,974,795	67,953,202	60,910,824	53,899,082	46,917,976	39,967,507	33,047,673	26,158,477	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	313,437,864	291,055,107	268,752,565	246,545,752	224,336,466	202,217,021	180,073,893	157,940,421	135,760,042	113,465,711	90,905,230	50%
35	High density mixed use flatted scheme (30 flats	30	£40,000	9,643,412	9,018,457	8,396,162	7,776,528	7,159,554	6,545,241	5,933,588	5,324,596	4,718,265	4,114,595	3,513,584	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	17,879,603	16,849,655	15,824,073	14,802,856	13,786,006	12,773,522	11,765,404	10,761,652	9,762,266	8,767,245	7,776,590	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	78,736,462	72,970,502	67,220,590	61,495,365	55,794,825	50,106,712	44,427,475	38,773,049	33,108,064	27,467,910	21,839,250	50%
38	High density mixed use flatted scheme (400 flats	400	£565,000	80,095,391	74,320,793	68,555,740	62,802,068	57,073,206	51,346,826	45,631,760	39,941,664	34,276,540	28,636,385	23,021,201	50%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	31,006,187	28,993,024	26,988,433	24,992,412	23,004,963	21,026,086	19,055,780	17,094,045	15,140,881	13,196,290	11,260,268	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	76,160,376	70,757,798	65,366,878	59,999,080	54,654,405	49,332,851	44,034,421	38,759,113	33,506,927	28,257,380	23,018,046	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	15,296,607	14,279,258	13,266,244	12,257,565	11,253,222	10,253,213	9,257,539	8,266,202	7,279,199	6,295,834	5,312,338	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	17,853,512	16,666,601	15,484,747	14,307,951	13,136,212	11,969,532	10,807,908	9,651,343	8,499,835	7,352,686	6,205,270	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	11,802,852	10,989,668	10,179,954	9,373,708	8,570,932	7,771,626	6,975,788	6,183,419	5,391,188	4,601,654	3,815,608	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	14,172,387	13,196,562	12,224,900	11,257,401	10,294,064	9,334,891	8,379,880	7,429,033	6,478,486	5,531,041	4,587,781	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	16,541,923	15,403,456	14,269,845	13,141,092	12,017,195	10,898,156	9,783,973	8,674,647	7,565,785	6,460,427	5,359,953	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £12,688 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	1,218,131	1,156,931	1,095,987	1,035,302	974,874	914,705	854,793	795,140	735,744	676,607	617,727	35%
2	Low density housing scheme (4 houses	4	£1,543,757	2,437,142	2,314,739	2,192,852	2,071,482	1,950,628	1,830,289	1,710,465	1,591,158	1,472,367	1,354,092	1,236,332	35%
3	Low density housing scheme (9 houses	9	£3,504,327	5,484,360	5,208,954	4,934,710	4,661,625	4,389,702	4,118,940	3,849,338	3,580,897	3,313,617	3,047,497	2,782,539	35%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,244,623	2,117,192	1,990,300	1,863,948	1,738,136	1,612,864	1,488,132	1,363,940	1,240,288	1,117,175	994,603	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	3,145,561	2,967,150	2,789,495	2,612,595	2,436,451	2,261,064	2,086,432	1,912,556	1,739,437	1,567,073	1,395,465	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	4,040,717	3,811,340	3,582,935	3,355,501	3,129,040	2,903,550	2,679,033	2,455,487	2,232,914	2,011,311	1,790,681	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	12,708,861	11,987,055	11,268,307	10,552,618	9,839,986	9,130,414	8,423,899	7,720,442	7,020,045	6,322,705	5,628,424	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	29,374,780	27,701,250	26,034,812	24,375,466	22,723,211	21,078,049	19,439,978	17,808,998	16,185,111	14,568,315	12,958,610	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	74,699,656	70,164,681	65,648,968	61,152,518	56,675,332	52,217,408	47,778,748	43,356,114	38,944,007	34,551,216	30,177,742	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	129,933,827	120,826,561	111,758,174	102,717,336	93,698,092	84,717,856	75,776,625	66,841,506	57,940,157	49,042,230	40,151,840	50%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	57,303,936	53,551,641	49,814,453	46,093,267	42,388,081	38,698,898	35,025,716	31,368,535	27,727,355	24,102,177	20,493,000	35%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	89,018,193	82,840,511	76,689,202	70,564,263	64,452,589	58,355,066	52,284,028	46,239,474	40,206,999	34,181,529	28,182,695	45%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	33,972,871	32,194,843	30,424,380	28,661,482	26,906,148	25,158,377	23,418,172	21,685,532	19,960,455	18,242,944	16,532,996	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,954,827	8,734,780	8,515,664	8,297,480	8,080,229	7,863,910	7,648,525	7,434,071	7,220,550	7,007,961	6,796,304	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	13,261,910	12,528,388	11,797,973	11,070,667	10,346,468	9,625,378	8,907,396	8,192,521	7,480,756	6,772,097	6,066,548	50%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	30,118,589	28,380,029	26,648,863	24,925,092	23,208,717	21,499,737	19,798,152	18,103,962	16,417,168	14,737,769	13,065,765	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	48,876,702	45,760,077	42,656,715	39,566,614	36,489,776	33,426,200	30,375,886	27,338,834	24,315,045	21,304,517	18,307,252	50%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	71,993,755	67,005,560	62,025,970	57,067,712	52,104,467	47,155,893	42,228,799	37,323,183	32,439,047	27,576,388	22,735,208	50%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	17,860,810	16,728,801	15,601,607	14,479,230	13,361,668	12,248,923	11,140,993	10,037,880	8,939,582	7,846,100	6,757,434	50%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	48,825,119	45,708,480	42,605,102	39,514,986	36,438,133	33,374,542	30,324,213	27,287,145	24,263,341	21,252,799	18,255,517	50%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	103,907,580	96,576,344	89,249,959	81,954,987	74,672,133	67,398,603	60,126,663	52,851,768	45,549,806	38,196,375	30,834,253	50%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	36,084,756	33,900,879	31,726,293	29,560,998	27,404,995	25,258,282	23,120,861	20,992,731	18,871,963	16,756,345	14,650,046	50%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	87,636,538	81,488,515	75,376,134	69,306,390	63,286,975	57,315,992	51,368,329	45,471,252	39,593,524	33,745,262	27,922,028	50%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	16,106,297	15,295,781	14,491,783	13,694,300	12,903,334	12,118,884	11,340,951	10,569,533	9,804,632	9,046,247	8,294,379	40%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	71,486,764	66,722,636	61,978,816	57,255,305	52,552,102	47,869,209	43,191,433	38,530,485	33,889,930	29,269,767	24,669,996	35%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	73,640,883	68,876,754	64,132,934	59,409,423	54,706,221	50,023,327	45,360,742	40,717,471	36,076,916	31,456,753	26,856,982	45%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	49,638,851	46,630,253	43,634,455	40,651,459	37,681,263	34,723,870	31,779,276	28,847,484	25,928,494	23,022,303	20,128,915	50%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	108,323,271	100,454,556	92,601,811	84,763,041	76,933,109	69,090,195	61,233,494	53,338,753	45,360,726	37,291,182	29,248,649	30%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	142,125,341	133,407,322	124,726,386	116,065,835	107,439,622	98,850,576	90,298,700	81,783,184	73,277,169	64,808,450	56,357,318	50%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	8,341,910	8,048,512	7,756,357	7,465,447	7,175,779	6,887,354	6,600,173	6,314,235	6,029,539	5,746,088	5,463,880	40%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	99,327,110	93,336,055	87,370,560	81,430,624	75,516,248	69,627,430	63,764,172	57,926,471	52,114,331	46,327,750	40,566,727	50%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	66,213,707	62,466,457	58,735,087	55,019,597	51,319,986	47,636,255	43,968,403	40,316,431	36,680,339	33,060,126	29,455,793	50%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	110,498,587	102,726,403	94,987,405	87,258,202	79,541,077	71,831,102	64,125,517	56,392,784	48,693,944	41,028,996	33,397,941	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	358,703,736	334,030,377	309,462,344	284,999,638	260,577,467	236,227,992	211,925,451	187,668,707	163,380,813	139,057,163	114,568,533	35%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	10,883,148	10,193,615	9,507,015	8,823,348	8,142,616	7,464,816	6,789,949	6,118,016	5,449,016	4,782,949	4,119,817	50%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	19,922,368	18,787,071	17,656,584	16,530,308	15,408,243	14,290,993	13,178,561	12,070,943	10,968,142	9,870,157	8,776,988	50%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	90,459,024	84,094,691	77,757,532	71,447,546	65,163,203	58,882,336	52,628,754	46,401,889	40,169,709	33,958,906	27,740,388	50%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	91,891,130	85,519,808	79,157,084	72,821,647	66,513,494	60,210,998	53,923,949	47,647,272	41,373,516	35,127,380	28,908,864	50%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	35,026,150	32,803,588	30,590,482	28,386,832	26,192,637	24,007,898	21,832,614	19,666,787	17,510,414	15,363,497	13,226,036	50%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	87,140,417	81,178,207	75,241,429	69,330,086	63,438,239	57,549,421	51,686,163	45,848,462	40,036,322	34,249,741	28,488,718	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	17,348,022	16,223,815	15,104,395	13,989,761	12,879,913	11,774,853	10,674,577	9,579,089	8,488,388	7,402,472	6,321,343	50%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	20,246,829	18,935,251	17,629,256	16,328,846	15,034,019	13,744,777	12,461,120	11,183,046	9,910,556	8,643,650	7,382,329	50%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	13,451,310	12,552,259	11,657,039	10,765,651	9,878,096	8,994,371	8,114,479	7,238,418	6,366,190	5,497,793	4,629,228	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	16,150,537	15,071,670	13,997,402	12,927,732	11,862,660	10,802,186	9,746,310	8,695,033	7,648,353	6,606,270	5,564,125	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	18,849,764	17,591,082	16,337,765	15,089,813	13,847,224	12,610,000	11,378,140	10,151,646	8,930,515	7,714,749	6,499,021	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	1,218,131	1,156,931	1,095,987	1,035,302	974,874	914,705	854,793	795,140	735,744	676,607	617,727	50%
2	Low density housing scheme (4 houses	4	£917,161	2,437,142	2,314,739	2,192,852	2,071,482	1,950,628	1,830,289	1,710,465	1,591,158	1,472,367	1,354,092	1,236,332	50%
3	Low density housing scheme (9 houses	9	£2,081,956	5,484,360	5,208,954	4,934,710	4,661,625	4,389,702	4,118,940	3,849,338	3,580,897	3,313,617	3,047,497	2,782,539	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,244,623	2,117,192	1,990,300	1,863,948	1,738,136	1,612,864	1,488,132	1,363,940	1,240,288	1,117,175	994,603	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	3,145,561	2,967,150	2,789,495	2,612,595	2,436,451	2,261,064	2,086,432	1,912,556	1,739,437	1,567,073	1,395,465	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	4,040,717	3,811,340	3,582,935	3,355,501	3,129,040	2,903,550	2,679,033	2,455,487	2,232,914	2,011,311	1,790,681	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	12,708,861	11,987,055	11,268,307	10,552,618	9,839,986	9,130,414	8,423,899	7,720,442	7,020,045	6,322,705	5,628,424	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	29,374,780	27,701,250	26,034,812	24,375,466	22,723,211	21,078,049	19,439,978	17,808,998	16,185,111	14,568,315	12,958,610	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	74,699,656	70,164,681	65,648,968	61,152,518	56,675,332	52,217,408	47,778,748	43,356,114	38,944,007	34,551,216	30,177,742	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	129,933,827	120,826,561	111,758,174	102,717,336	93,698,092	84,717,856	75,776,625	66,841,506	57,940,157	49,042,230	40,151,840	50%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	57,303,936	53,551,641	49,814,453	46,093,267	42,388,081	38,698,898	35,025,716	31,368,535	27,727,355	24,102,177	20,493,000	50%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	89,018,193	82,840,511	76,689,202	70,564,263	64,452,589	58,355,066	52,284,028	46,239,474	40,206,999	34,181,529	28,182,695	50%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	33,972,871	32,194,843	30,424,380	28,661,482	26,906,148	25,158,377	23,418,172	21,685,532	19,960,455	18,242,944	16,532,996	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,954,827	8,734,780	8,515,664	8,297,480	8,080,229	7,863,910	7,648,525	7,434,071	7,220,550	7,007,961	6,796,304	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	13,261,910	12,528,388	11,797,973	11,070,667	10,346,468	9,625,378	8,907,396	8,192,521	7,480,756	6,772,097	6,066,548	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	30,118,589	28,380,029	26,648,863	24,925,092	23,208,717	21,499,737	19,798,152	18,103,962	16,417,168	14,737,769	13,065,765	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	48,876,702	45,760,077	42,656,715	39,566,614	36,489,776	33,426,200	30,375,886	27,338,834	24,315,045	21,304,517	18,307,252	50%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	71,993,755	67,005,560	62,025,970	57,067,712	52,104,467	47,155,893	42,228,799	37,323,183	32,439,047	27,576,388	22,735,208	50%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	17,860,810	16,728,801	15,601,607	14,479,230	13,361,668	12,248,923	11,140,993	10,037,880	8,939,582	7,846,100	6,757,434	50%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	48,825,119	45,708,480	42,605,102	39,514,986	36,438,133	33,374,542	30,324,213	27,287,145	24,263,341	21,252,799	18,255,517	50%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	103,907,580	96,576,344	89,249,959	81,954,987	74,672,133	67,398,603	60,126,663	52,851,768	45,549,806	38,196,375	30,834,253	50%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	36,084,756	33,900,879	31,726,293	29,560,998	27,404,995	25,258,282	23,120,861	20,992,731	18,871,963	16,756,345	14,650,046	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	87,636,538	81,488,515	75,376,134	69,306,390	63,286,975	57,315,992	51,368,329	45,471,252	39,593,524	33,745,262	27,922,028	50%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	16,106,297	15,295,781	14,491,783	13,694,300	12,903,334	12,118,884	11,340,951	10,569,533	9,804,632	9,046,247	8,294,379	50%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	71,486,764	66,722,636	61,978,816	57,255,305	52,552,102	47,869,209	43,191,433	38,530,485	33,889,930	29,269,767	24,669,996	50%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	73,640,883	68,876,754	64,132,934	59,409,423	54,706,221	50,023,327	45,360,742	40,717,471	36,076,916	31,456,753	26,856,982	50%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	49,638,851	46,630,253	43,634,455	40,651,459	37,681,263	34,723,870	31,779,276	28,847,484	25,928,494	23,022,303	20,128,915	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	108,323,271	100,454,556	92,601,811	84,763,041	76,933,109	69,090,195	61,233,494	53,338,753	45,360,726	37,291,182	29,248,649	45%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	142,125,341	133,407,322	124,726,386	116,065,835	107,439,622	98,850,576	90,298,700	81,783,184	73,277,169	64,808,450	56,357,318	50%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	8,341,910	8,048,512	7,756,357	7,465,447	7,175,779	6,887,354	6,600,173	6,314,235	6,029,539	5,746,088	5,463,880	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	99,327,110	93,336,055	87,370,560	81,430,624	75,516,248	69,627,430	63,764,172	57,926,471	52,114,331	46,327,750	40,566,727	50%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	66,213,707	62,466,457	58,735,087	55,019,597	51,319,986	47,636,255	43,968,403	40,316,431	36,680,339	33,060,126	29,455,793	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	110,498,587	102,726,403	94,987,405	87,258,202	79,541,077	71,831,102	64,125,517	56,392,784	48,693,944	41,028,996	33,397,941	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	358,703,736	334,030,377	309,462,344	284,999,638	260,577,467	236,227,992	211,925,451	187,668,707	163,380,813	139,057,163	114,568,533	50%
35	High density mixed use flatted scheme (30 flats	30	£733,729	10,883,148	10,193,615	9,507,015	8,823,348	8,142,616	7,464,816	6,789,949	6,118,016	5,449,016	4,782,949	4,119,817	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	19,922,368	18,787,071	17,656,584	16,530,308	15,408,243	14,290,993	13,178,561	12,070,943	10,968,142	9,870,157	8,776,988	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	90,459,024	84,094,691	77,757,532	71,447,546	65,163,203	58,882,336	52,628,754	46,401,889	40,169,709	33,958,906	27,740,388	50%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	91,891,130	85,519,808	79,157,084	72,821,647	66,513,494	60,210,998	53,923,949	47,647,272	41,373,516	35,127,380	28,908,864	50%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	35,026,150	32,803,588	30,590,482	28,386,832	26,192,637	24,007,898	21,832,614	19,666,787	17,510,414	15,363,497	13,226,036	50%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	87,140,417	81,178,207	75,241,429	69,330,086	63,438,239	57,549,421	51,686,163	45,848,462	40,036,322	34,249,741	28,488,718	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	17,348,022	16,223,815	15,104,395	13,989,761	12,879,913	11,774,853	10,674,577	9,579,089	8,488,388	7,402,472	6,321,343	50%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	20,246,829	18,935,251	17,629,256	16,328,846	15,034,019	13,744,777	12,461,120	11,183,046	9,910,556	8,643,650	7,382,329	50%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	13,451,310	12,552,259	11,657,039	10,765,651	9,878,096	8,994,371	8,114,479	7,238,418	6,366,190	5,497,793	4,629,228	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	16,150,537	15,071,670	13,997,402	12,927,732	11,862,660	10,802,186	9,746,310	8,695,033	7,648,353	6,606,270	5,564,125	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	18,849,764	17,591,082	16,337,765	15,089,813	13,847,224	12,610,000	11,378,140	10,151,646	8,930,515	7,714,749	6,499,021	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	1,218,131	1,156,931	1,095,987	1,035,302	974,874	914,705	854,793	795,140	735,744	676,607	617,727	50%
2	Low density housing scheme (4 houses	4	£608,869	2,437,142	2,314,739	2,192,852	2,071,482	1,950,628	1,830,289	1,710,465	1,591,158	1,472,367	1,354,092	1,236,332	50%
3	Low density housing scheme (9 houses	9	£1,382,131	5,484,360	5,208,954	4,934,710	4,661,625	4,389,702	4,118,940	3,849,338	3,580,897	3,313,617	3,047,497	2,782,539	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,244,623	2,117,192	1,990,300	1,863,948	1,738,136	1,612,864	1,488,132	1,363,940	1,240,288	1,117,175	994,603	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	3,145,561	2,967,150	2,789,495	2,612,595	2,436,451	2,261,064	2,086,432	1,912,556	1,739,437	1,567,073	1,395,465	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	4,040,717	3,811,340	3,582,935	3,355,501	3,129,040	2,903,550	2,679,033	2,455,487	2,232,914	2,011,311	1,790,681	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	12,708,861	11,987,055	11,268,307	10,552,618	9,839,986	9,130,414	8,423,899	7,720,442	7,020,045	6,322,705	5,628,424	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	29,374,780	27,701,250	26,034,812	24,375,466	22,723,211	21,078,049	19,439,978	17,808,998	16,185,111	14,568,315	12,958,610	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	74,699,656	70,164,681	65,648,968	61,152,518	56,675,332	52,217,408	47,778,748	43,356,114	38,944,007	34,551,216	30,177,742	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	129,933,827	120,826,561	111,758,174	102,717,336	93,698,092	84,717,856	75,776,625	66,841,506	57,940,157	49,042,230	40,151,840	50%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	57,303,936	53,551,641	49,814,453	46,093,267	42,388,081	38,698,898	35,025,716	31,368,535	27,727,355	24,102,177	20,493,000	50%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	89,018,193	82,840,511	76,689,202	70,564,263	64,452,589	58,355,066	52,284,028	46,239,474	40,206,999	34,181,529	28,182,695	50%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	33,972,871	32,194,843	30,424,380	28,661,482	26,906,148	25,158,377	23,418,172	21,685,532	19,960,455	18,242,944	16,532,996	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,954,827	8,734,780	8,515,664	8,297,480	8,080,229	7,863,910	7,648,525	7,434,071	7,220,550	7,007,961	6,796,304	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	13,261,910	12,528,388	11,797,973	11,070,667	10,346,468	9,625,378	8,907,396	8,192,521	7,480,756	6,772,097	6,066,548	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	30,118,589	28,380,029	26,648,863	24,925,092	23,208,717	21,499,737	19,798,152	18,103,962	16,417,168	14,737,769	13,065,765	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	48,876,702	45,760,077	42,656,715	39,566,614	36,489,776	33,426,200	30,375,886	27,338,834	24,315,045	21,304,517	18,307,252	50%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	71,993,755	67,005,560	62,025,970	57,067,712	52,104,467	47,155,893	42,228,799	37,323,183	32,439,047	27,576,388	22,735,208	50%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	17,860,810	16,728,801	15,601,607	14,479,230	13,361,668	12,248,923	11,140,993	10,037,880	8,939,582	7,846,100	6,757,434	50%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	48,825,119	45,708,480	42,605,102	39,514,986	36,438,133	33,374,542	30,324,213	27,287,145	24,263,341	21,252,799	18,255,517	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	103,907,580	96,576,344	89,249,959	81,954,987	74,672,133	67,398,603	60,126,663	52,851,768	45,549,806	38,196,375	30,834,253	50%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	36,084,756	33,900,879	31,726,293	29,560,998	27,404,995	25,258,282	23,120,861	20,992,731	18,871,963	16,756,345	14,650,046	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	87,636,538	81,488,515	75,376,134	69,306,390	63,286,975	57,315,992	51,368,329	45,471,252	39,593,524	33,745,262	27,922,028	50%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	16,106,297	15,295,781	14,491,783	13,694,300	12,903,334	12,118,884	11,340,951	10,569,533	9,804,632	9,046,247	8,294,379	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	71,486,764	66,722,636	61,978,816	57,255,305	52,552,102	47,869,209	43,191,433	38,530,485	33,889,930	29,269,767	24,669,996	50%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	73,640,883	68,876,754	64,132,934	59,409,423	54,706,221	50,023,327	45,360,742	40,717,471	36,076,916	31,456,753	26,856,982	50%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	49,638,851	46,630,253	43,634,455	40,651,459	37,681,263	34,723,870	31,779,276	28,847,484	25,928,494	23,022,303	20,128,915	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	108,323,271	100,454,556	92,601,811	84,763,041	76,933,109	69,090,195	61,233,494	53,338,753	45,360,726	37,291,182	29,248,649	50%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	142,125,341	133,407,322	124,726,386	116,065,835	107,439,622	98,850,576	90,298,700	81,783,184	73,277,169	64,808,450	56,357,318	50%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	8,341,910	8,048,512	7,756,357	7,465,447	7,175,779	6,887,354	6,600,173	6,314,235	6,029,539	5,746,088	5,463,880	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	99,327,110	93,336,055	87,370,560	81,430,624	75,516,248	69,627,430	63,764,172	57,926,471	52,114,331	46,327,750	40,566,727	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	66,213,707	62,466,457	58,735,087	55,019,597	51,319,986	47,636,255	43,968,403	40,316,431	36,680,339	33,060,126	29,455,793	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	110,498,587	102,726,403	94,987,405	87,258,202	79,541,077	71,831,102	64,125,517	56,392,784	48,693,944	41,028,996	33,397,941	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	358,703,736	334,030,377	309,462,344	284,999,638	260,577,467	236,227,992	211,925,451	187,668,707	163,380,813	139,057,163	114,568,533	50%
35	High density mixed use flatted scheme (30 flats	30	£487,095	10,883,148	10,193,615	9,507,015	8,823,348	8,142,616	7,464,816	6,789,949	6,118,016	5,449,016	4,782,949	4,119,817	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	19,922,368	18,787,071	17,656,584	16,530,308	15,408,243	14,290,993	13,178,561	12,070,943	10,968,142	9,870,157	8,776,988	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	90,459,024	84,094,691	77,757,532	71,447,546	65,163,203	58,882,336	52,628,754	46,401,889	40,169,709	33,958,906	27,740,388	50%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	91,891,130	85,519,808	79,157,084	72,821,647	66,513,494	60,210,998	53,923,949	47,647,272	41,373,516	35,127,380	28,908,864	50%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	35,026,150	32,803,588	30,590,482	28,386,832	26,192,637	24,007,898	21,832,614	19,666,787	17,510,414	15,363,497	13,226,036	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	87,140,417	81,178,207	75,241,429	69,330,086	63,438,239	57,549,421	51,686,163	45,848,462	40,036,322	34,249,741	28,488,718	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	17,348,022	16,223,815	15,104,395	13,989,761	12,879,913	11,774,853	10,674,577	9,579,089	8,488,388	7,402,472	6,321,343	50%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	20,246,829	18,935,251	17,629,256	16,328,846	15,034,019	13,744,777	12,461,120	11,183,046	9,910,556	8,643,650	7,382,329	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	13,451,310	12,552,259	11,657,039	10,765,651	9,878,096	8,994,371	8,114,479	7,238,418	6,366,190	5,497,793	4,629,228	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	16,150,537	15,071,670	13,997,402	12,927,732	11,862,660	10,802,186	9,746,310	8,695,033	7,648,353	6,606,270	5,564,125	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	18,849,764	17,591,082	16,337,765	15,089,813	13,847,224	12,610,000	11,378,140	10,151,646	8,930,515	7,714,749	6,499,021	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	1,218,131	1,156,931	1,095,987	1,035,302	974,874	914,705	854,793	795,140	735,744	676,607	617,727	50%
2	Low density housing scheme (4 houses	4	£50,000	2,437,142	2,314,739	2,192,852	2,071,482	1,950,628	1,830,289	1,710,465	1,591,158	1,472,367	1,354,092	1,236,332	50%
3	Low density housing scheme (9 houses	9	£113,500	5,484,360	5,208,954	4,934,710	4,661,625	4,389,702	4,118,940	3,849,338	3,580,897	3,313,617	3,047,497	2,782,539	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,244,623	2,117,192	1,990,300	1,863,948	1,738,136	1,612,864	1,488,132	1,363,940	1,240,288	1,117,175	994,603	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	3,145,561	2,967,150	2,789,495	2,612,595	2,436,451	2,261,064	2,086,432	1,912,556	1,739,437	1,567,073	1,395,465	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	4,040,717	3,811,340	3,582,935	3,355,501	3,129,040	2,903,550	2,679,033	2,455,487	2,232,914	2,011,311	1,790,681	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	12,708,861	11,987,055	11,268,307	10,552,618	9,839,986	9,130,414	8,423,899	7,720,442	7,020,045	6,322,705	5,628,424	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	29,374,780	27,701,250	26,034,812	24,375,466	22,723,211	21,078,049	19,439,978	17,808,998	16,185,111	14,568,315	12,958,610	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	74,699,656	70,164,681	65,648,968	61,152,518	56,675,332	52,217,408	47,778,748	43,356,114	38,944,007	34,551,216	30,177,742	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	129,933,827	120,826,561	111,758,174	102,717,336	93,698,092	84,717,856	75,776,625	66,841,506	57,940,157	49,042,230	40,151,840	50%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	57,303,936	53,551,641	49,814,453	46,093,267	42,388,081	38,698,898	35,025,716	31,368,535	27,727,355	24,102,177	20,493,000	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	89,018,193	82,840,511	76,689,202	70,564,263	64,452,589	58,355,066	52,284,028	46,239,474	40,206,999	34,181,529	28,182,695	50%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	33,972,871	32,194,843	30,424,380	28,661,482	26,906,148	25,158,377	23,418,172	21,685,532	19,960,455	18,242,944	16,532,996	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,954,827	8,734,780	8,515,664	8,297,480	8,080,229	7,863,910	7,648,525	7,434,071	7,220,550	7,007,961	6,796,304	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	13,261,910	12,528,388	11,797,973	11,070,667	10,346,468	9,625,378	8,907,396	8,192,521	7,480,756	6,772,097	6,066,548	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	30,118,589	28,380,029	26,648,863	24,925,092	23,208,717	21,499,737	19,798,152	18,103,962	16,417,168	14,737,769	13,065,765	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	48,876,702	45,760,077	42,656,715	39,566,614	36,489,776	33,426,200	30,375,886	27,338,834	24,315,045	21,304,517	18,307,252	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	71,993,755	67,005,560	62,025,970	57,067,712	52,104,467	47,155,893	42,228,799	37,323,183	32,439,047	27,576,388	22,735,208	50%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	17,860,810	16,728,801	15,601,607	14,479,230	13,361,668	12,248,923	11,140,993	10,037,880	8,939,582	7,846,100	6,757,434	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	48,825,119	45,708,480	42,605,102	39,514,986	36,438,133	33,374,542	30,324,213	27,287,145	24,263,341	21,252,799	18,255,517	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	103,907,580	96,576,344	89,249,959	81,954,987	74,672,133	67,398,603	60,126,663	52,851,768	45,549,806	38,196,375	30,834,253	50%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	36,084,756	33,900,879	31,726,293	29,560,998	27,404,995	25,258,282	23,120,861	20,992,731	18,871,963	16,756,345	14,650,046	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	87,636,538	81,488,515	75,376,134	69,306,390	63,286,975	57,315,992	51,368,329	45,471,252	39,593,524	33,745,262	27,922,028	50%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	16,106,297	15,295,781	14,491,783	13,694,300	12,903,334	12,118,884	11,340,951	10,569,533	9,804,632	9,046,247	8,294,379	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	71,486,764	66,722,636	61,978,816	57,255,305	52,552,102	47,869,209	43,191,433	38,530,485	33,889,930	29,269,767	24,669,996	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	73,640,883	68,876,754	64,132,934	59,409,423	54,706,221	50,023,327	45,360,742	40,717,471	36,076,916	31,456,753	26,856,982	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	49,638,851	46,630,253	43,634,455	40,651,459	37,681,263	34,723,870	31,779,276	28,847,484	25,928,494	23,022,303	20,128,915	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	108,323,271	100,454,556	92,601,811	84,763,041	76,933,109	69,090,195	61,233,494	53,338,753	45,360,726	37,291,182	29,248,649	50%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	142,125,341	133,407,322	124,726,386	116,065,835	107,439,622	98,850,576	90,298,700	81,783,184	73,277,169	64,808,450	56,357,318	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	8,341,910	8,048,512	7,756,357	7,465,447	7,175,779	6,887,354	6,600,173	6,314,235	6,029,539	5,746,088	5,463,880	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	99,327,110	93,336,055	87,370,560	81,430,624	75,516,248	69,627,430	63,764,172	57,926,471	52,114,331	46,327,750	40,566,727	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	66,213,707	62,466,457	58,735,087	55,019,597	51,319,986	47,636,255	43,968,403	40,316,431	36,680,339	33,060,126	29,455,793	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	110,498,587	102,726,403	94,987,405	87,258,202	79,541,077	71,831,102	64,125,517	56,392,784	48,693,944	41,028,996	33,397,941	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	358,703,736	334,030,377	309,462,344	284,999,638	260,577,467	236,227,992	211,925,451	187,668,707	163,380,813	139,057,163	114,568,533	50%
35	High density mixed use flatted scheme (30 flats	30	£40,000	10,883,148	10,193,615	9,507,015	8,823,348	8,142,616	7,464,816	6,789,949	6,118,016	5,449,016	4,782,949	4,119,817	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	19,922,368	18,787,071	17,656,584	16,530,308	15,408,243	14,290,993	13,178,561	12,070,943	10,968,142	9,870,157	8,776,988	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	90,459,024	84,094,691	77,757,532	71,447,546	65,163,203	58,882,336	52,628,754	46,401,889	40,169,709	33,958,906	27,740,388	50%
38	High density mixed use flatted scheme (400 flats	400	£565,000	91,891,130	85,519,808	79,157,084	72,821,647	66,513,494	60,210,998	53,923,949	47,647,272	41,373,516	35,127,380	28,908,864	50%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	35,026,150	32,803,588	30,590,482	28,386,832	26,192,637	24,007,898	21,832,614	19,666,787	17,510,414	15,363,497	13,226,036	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	87,140,417	81,178,207	75,241,429	69,330,086	63,438,239	57,549,421	51,686,163	45,848,462	40,036,322	34,249,741	28,488,718	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	17,348,022	16,223,815	15,104,395	13,989,761	12,879,913	11,774,853	10,674,577	9,579,089	8,488,388	7,402,472	6,321,343	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	20,246,829	18,935,251	17,629,256	16,328,846	15,034,019	13,744,777	12,461,120	11,183,046	9,910,556	8,643,650	7,382,329	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	13,451,310	12,552,259	11,657,039	10,765,651	9,878,096	8,994,371	8,114,479	7,238,418	6,366,190	5,497,793	4,629,228	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	16,150,537	15,071,670	13,997,402	12,927,732	11,862,660	10,802,186	9,746,310	8,695,033	7,648,353	6,606,270	5,564,125	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	18,849,764	17,591,082	16,337,765	15,089,813	13,847,224	12,610,000	11,378,140	10,151,646	8,930,515	7,714,749	6,499,021	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £13,464 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	1,319,586	1,253,100	1,186,895	1,120,969	1,055,324	989,959	924,874	860,070	795,546	731,302	667,338	40%
2	Low density housing scheme (4 houses	4	£1,543,757	2,640,051	2,507,079	2,374,668	2,242,817	2,111,526	1,980,796	1,850,627	1,721,018	1,591,970	1,463,482	1,335,555	40%
3	Low density housing scheme (9 houses	9	£3,504,327	5,940,906	5,641,719	5,343,793	5,047,129	4,751,725	4,457,583	4,164,702	3,873,082	3,582,724	3,293,627	3,005,790	40%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,458,736	2,320,152	2,182,154	2,044,743	1,907,920	1,771,683	1,636,033	1,500,970	1,366,495	1,232,606	1,099,305	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	3,445,320	3,251,294	3,058,091	2,865,709	2,674,148	2,483,410	2,293,495	2,104,399	1,916,127	1,728,676	1,542,047	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	4,426,121	4,176,669	3,928,272	3,680,933	3,434,650	3,189,424	2,945,255	2,702,142	2,460,086	2,219,086	1,979,144	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	13,931,163	13,145,688	12,363,538	11,584,717	10,809,223	10,037,057	9,268,217	8,502,705	7,740,520	6,981,661	6,226,131	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	32,247,358	30,424,198	28,608,760	26,801,045	25,001,055	23,208,788	21,424,244	19,647,424	17,878,328	16,116,955	14,363,305	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	82,628,817	77,680,813	72,753,817	67,847,827	62,962,846	58,098,872	53,255,905	48,433,945	43,632,992	38,853,047	34,082,630	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	145,680,287	135,752,792	125,867,640	116,024,833	106,224,367	96,466,246	86,720,749	77,014,149	67,346,102	57,680,795	48,038,498	50%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	62,985,204	58,900,503	54,833,202	50,779,816	46,734,883	42,707,404	38,697,380	34,704,809	30,729,694	26,772,034	22,831,828	40%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	99,488,458	92,737,027	86,014,392	79,320,550	72,655,503	66,019,249	59,402,303	52,793,947	46,214,517	39,662,444	33,102,010	50%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	38,394,290	36,456,654	34,526,764	32,603,858	30,689,198	28,782,783	26,884,613	24,994,688	23,113,009	21,239,574	19,374,385	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,984,032	8,744,572	8,506,127	8,268,697	8,032,281	7,796,879	7,562,491	7,329,118	7,096,760	6,865,416	6,635,086	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	14,318,008	13,519,782	12,724,936	11,933,472	11,145,390	10,360,689	9,579,369	8,801,431	8,026,873	7,255,697	6,487,903	50%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	32,923,561	31,030,237	29,144,963	27,267,736	25,398,558	23,537,429	21,684,349	19,839,318	18,002,336	16,173,402	14,352,517	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	54,991,424	51,600,333	48,223,661	44,861,410	41,510,840	38,169,125	34,841,868	31,529,066	28,230,722	24,946,834	21,677,404	50%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	82,059,113	76,634,434	71,232,876	65,827,730	60,442,101	55,060,016	49,683,713	44,330,826	39,001,357	33,695,304	28,412,668	50%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	20,298,325	19,064,776	17,836,472	16,613,412	15,395,597	14,183,027	12,975,701	11,773,620	10,576,784	9,385,193	8,198,847	50%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	55,995,831	52,604,725	49,228,038	45,865,771	42,517,925	39,184,498	35,861,508	32,548,692	29,250,333	25,966,430	22,696,984	50%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	118,510,023	110,525,564	102,575,160	94,638,251	86,718,143	78,823,762	70,925,562	63,030,956	55,122,664	47,174,607	39,160,401	50%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	38,982,161	36,602,155	34,232,270	31,872,503	29,522,857	27,183,329	24,853,921	22,534,632	20,225,463	17,919,555	15,623,246	50%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	97,814,287	91,105,331	84,450,994	77,851,279	71,304,426	64,788,563	58,327,542	51,914,941	45,530,905	39,186,251	32,865,124	50%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	16,360,062	15,477,247	14,601,525	13,732,896	12,871,362	12,016,921	11,169,575	10,329,322	9,496,162	8,670,097	7,851,125	40%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	80,119,832	74,921,099	69,744,510	64,590,064	59,457,763	54,347,605	49,259,593	44,193,723	39,141,225	34,097,788	29,076,593	40%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	81,663,597	76,464,863	71,288,274	66,133,828	61,001,527	55,891,370	50,803,356	45,737,487	40,693,762	35,665,107	30,643,912	50%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	55,005,077	51,724,903	48,458,678	45,206,401	41,968,071	38,743,689	35,533,256	32,336,770	29,154,232	25,985,642	22,831,000	50%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	118,802,779	110,242,168	101,718,145	93,190,182	84,689,936	76,183,273	67,667,857	59,128,351	50,522,031	41,803,937	33,019,659	35%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	156,541,523	147,047,398	137,593,633	128,180,230	118,807,187	109,474,376	100,158,817	90,883,721	81,649,088	72,445,109	63,258,505	50%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	8,824,368	8,505,089	8,187,162	7,870,588	7,555,367	7,241,497	6,928,981	6,617,817	6,308,005	5,999,547	5,692,440	40%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	110,959,226	104,422,908	97,914,451	91,433,855	84,981,122	78,556,250	72,159,240	65,790,092	59,448,805	53,135,380	46,849,816	50%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	72,367,735	68,283,217	64,216,002	60,166,092	56,133,486	52,118,184	48,120,185	44,139,490	40,176,100	36,230,013	32,301,230	50%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	124,782,161	116,345,763	107,917,654	99,512,543	91,138,577	82,755,487	74,388,615	66,014,669	57,611,299	49,244,886	40,915,433	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	397,364,279	370,559,229	343,868,497	317,215,500	290,665,530	264,221,385	237,789,887	211,441,802	185,106,745	158,741,303	132,268,961	40%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	12,252,892	11,501,800	10,753,901	10,009,195	9,267,682	8,529,363	7,794,237	7,062,305	6,333,564	5,608,018	4,885,665	50%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	21,860,533	20,624,276	19,393,258	18,167,477	16,946,933	15,731,626	14,521,555	13,316,722	12,117,126	10,921,060	9,730,210	50%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	101,481,873	94,562,341	87,666,186	80,785,042	73,933,505	67,111,572	60,319,247	53,531,955	46,769,818	40,022,148	33,281,823	50%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	101,875,933	94,935,578	88,024,830	81,143,159	74,262,078	67,410,733	60,587,604	53,757,564	46,950,059	40,132,930	33,345,915	50%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	39,964,834	37,542,762	35,130,991	32,729,516	30,338,339	27,957,461	25,586,881	23,226,599	20,876,615	18,536,929	16,207,542	50%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	97,715,032	91,235,899	84,772,564	78,325,109	71,905,372	65,513,352	59,139,357	52,770,209	46,428,922	40,115,497	33,829,934	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	19,285,300	18,060,180	16,840,274	15,625,580	14,416,100	13,211,831	12,012,775	10,818,930	9,630,299	8,446,881	7,268,675	50%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	22,506,987	21,077,678	19,654,449	18,237,302	16,826,237	15,421,252	14,022,349	12,629,527	11,242,787	9,862,128	8,487,550	50%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	15,004,654	14,024,689	13,048,898	12,077,281	11,109,837	10,146,567	9,187,470	8,232,545	7,281,795	6,335,219	5,392,815	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	18,014,551	16,838,587	15,667,634	14,501,688	13,340,750	12,184,820	11,033,898	9,887,984	8,747,079	7,611,182	6,480,293	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	21,024,447	19,652,486	18,286,368	16,926,094	15,571,662	14,223,073	12,880,327	11,543,423	10,212,363	8,887,145	7,567,770	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	1,319,586	1,253,100	1,186,895	1,120,969	1,055,324	989,959	924,874	860,070	795,546	731,302	667,338	50%
2	Low density housing scheme (4 houses	4	£917,161	2,640,051	2,507,079	2,374,668	2,242,817	2,111,526	1,980,796	1,850,627	1,721,018	1,591,970	1,463,482	1,335,555	50%
3	Low density housing scheme (9 houses	9	£2,081,956	5,940,906	5,641,719	5,343,793	5,047,129	4,751,725	4,457,583	4,164,702	3,873,082	3,582,724	3,293,627	3,005,790	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,458,736	2,320,152	2,182,154	2,044,743	1,907,920	1,771,683	1,636,033	1,500,970	1,366,495	1,232,606	1,099,305	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	3,445,320	3,251,294	3,058,091	2,865,709	2,674,148	2,483,410	2,293,495	2,104,399	1,916,127	1,728,676	1,542,047	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	4,426,121	4,176,669	3,928,272	3,680,933	3,434,650	3,189,424	2,945,255	2,702,142	2,460,086	2,219,086	1,979,144	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	13,931,163	13,145,688	12,363,538	11,584,717	10,809,223	10,037,057	9,268,217	8,502,705	7,740,520	6,981,661	6,226,131	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	32,247,358	30,424,198	28,608,760	26,801,045	25,001,055	23,208,788	21,424,244	19,647,424	17,878,328	16,116,955	14,363,305	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	82,628,817	77,680,813	72,753,817	67,847,827	62,962,846	58,098,872	53,255,905	48,433,945	43,632,992	38,853,047	34,082,630	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	145,680,287	135,752,792	125,867,640	116,024,833	106,224,367	96,466,246	86,720,749	77,014,149	67,346,102	57,680,795	48,038,498	50%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	62,985,204	58,900,503	54,833,202	50,779,816	46,734,883	42,707,404	38,697,380	34,704,809	30,729,694	26,772,034	22,831,828	50%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	99,488,458	92,737,027	86,014,392	79,320,550	72,655,503	66,019,249	59,402,303	52,793,947	46,214,517	39,662,444	33,102,010	50%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	38,394,290	36,456,654	34,526,764	32,603,858	30,689,198	28,782,783	26,884,613	24,994,688	23,113,009	21,239,574	19,374,385	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,984,032	8,744,572	8,506,127	8,268,697	8,032,281	7,796,879	7,562,491	7,329,118	7,096,760	6,865,416	6,635,086	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	14,318,008	13,519,782	12,724,936	11,933,472	11,145,390	10,360,689	9,579,369	8,801,431	8,026,873	7,255,697	6,487,903	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	32,923,561	31,030,237	29,144,963	27,267,736	25,398,558	23,537,429	21,684,349	19,839,318	18,002,336	16,173,402	14,352,517	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	54,991,424	51,600,333	48,223,661	44,861,410	41,510,840	38,169,125	34,841,868	31,529,066	28,230,722	24,946,834	21,677,404	50%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	82,059,113	76,634,434	71,232,876	65,827,730	60,442,101	55,060,016	49,683,713	44,330,826	39,001,357	33,695,304	28,412,668	50%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	20,298,325	19,064,776	17,836,472	16,613,412	15,395,597	14,183,027	12,975,701	11,773,620	10,576,784	9,385,193	8,198,847	50%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	55,995,831	52,604,725	49,228,038	45,865,771	42,517,925	39,184,498	35,861,508	32,548,692	29,250,333	25,966,430	22,696,984	50%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	118,510,023	110,525,564	102,575,160	94,638,251	86,718,143	78,823,762	70,925,562	63,030,956	55,122,664	47,174,607	39,160,401	50%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	38,982,161	36,602,155	34,232,270	31,872,503	29,522,857	27,183,329	24,853,921	22,534,632	20,225,463	17,919,555	15,623,246	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	97,814,287	91,105,331	84,450,994	77,851,279	71,304,426	64,788,563	58,327,542	51,914,941	45,530,905	39,186,251	32,865,124	50%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	16,360,062	15,477,247	14,601,525	13,732,896	12,871,362	12,016,921	11,169,575	10,329,322	9,496,162	8,670,097	7,851,125	50%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	80,119,832	74,921,099	69,744,510	64,590,064	59,457,763	54,347,605	49,259,593	44,193,723	39,141,225	34,097,788	29,076,593	50%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	81,663,597	76,464,863	71,288,274	66,133,828	61,001,527	55,891,370	50,803,356	45,737,487	40,693,762	35,665,107	30,643,912	50%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	55,005,077	51,724,903	48,458,678	45,206,401	41,968,071	38,743,689	35,533,256	32,336,770	29,154,232	25,985,642	22,831,000	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	118,802,779	110,242,168	101,718,145	93,190,182	84,689,936	76,183,273	67,667,857	59,128,351	50,522,031	41,803,937	33,019,659	50%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	156,541,523	147,047,398	137,593,633	128,180,230	118,807,187	109,474,376	100,158,817	90,883,721	81,649,088	72,445,109	63,258,505	50%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	8,824,368	8,505,089	8,187,162	7,870,588	7,555,367	7,241,497	6,928,981	6,617,817	6,308,005	5,999,547	5,692,440	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	110,959,226	104,422,908	97,914,451	91,433,855	84,981,122	78,556,250	72,159,240	65,790,092	59,448,805	53,135,380	46,849,816	50%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	72,367,735	68,283,217	64,216,002	60,166,092	56,133,486	52,118,184	48,120,185	44,139,490	40,176,100	36,230,013	32,301,230	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	124,782,161	116,345,763	107,917,654	99,512,543	91,138,577	82,755,487	74,388,615	66,014,669	57,611,299	49,244,886	40,915,433	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	397,364,279	370,559,229	343,868,497	317,215,500	290,665,530	264,221,385	237,789,887	211,441,802	185,106,745	158,741,303	132,268,961	50%
35	High density mixed use flatted scheme (30 flats	30	£733,729	12,252,892	11,501,800	10,753,901	10,009,195	9,267,682	8,529,363	7,794,237	7,062,305	6,333,564	5,608,018	4,885,665	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	21,860,533	20,624,276	19,393,258	18,167,477	16,946,933	15,731,626	14,521,555	13,316,722	12,117,126	10,921,060	9,730,210	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	101,481,873	94,562,341	87,666,186	80,785,042	73,933,505	67,111,572	60,319,247	53,531,955	46,769,818	40,022,148	33,281,823	50%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	101,875,933	94,935,578	88,024,830	81,143,159	74,262,078	67,410,733	60,587,604	53,757,564	46,950,059	40,132,930	33,345,915	50%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	39,964,834	37,542,762	35,130,991	32,729,516	30,338,339	27,957,461	25,586,881	23,226,599	20,876,615	18,536,929	16,207,542	50%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	97,715,032	91,235,899	84,772,564	78,325,109	71,905,372	65,513,352	59,139,357	52,770,209	46,428,922	40,115,497	33,829,934	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	19,285,300	18,060,180	16,840,274	15,625,580	14,416,100	13,211,831	12,012,775	10,818,930	9,630,299	8,446,881	7,268,675	50%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	22,506,987	21,077,678	19,654,449	18,237,302	16,826,237	15,421,252	14,022,349	12,629,527	11,242,787	9,862,128	8,487,550	50%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	15,004,654	14,024,689	13,048,898	12,077,281	11,109,837	10,146,567	9,187,470	8,232,545	7,281,795	6,335,219	5,392,815	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	18,014,551	16,838,587	15,667,634	14,501,688	13,340,750	12,184,820	11,033,898	9,887,984	8,747,079	7,611,182	6,480,293	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	21,024,447	19,652,486	18,286,368	16,926,094	15,571,662	14,223,073	12,880,327	11,543,423	10,212,363	8,887,145	7,567,770	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	1,319,586	1,253,100	1,186,895	1,120,969	1,055,324	989,959	924,874	860,070	795,546	731,302	667,338	50%
2	Low density housing scheme (4 houses	4	£608,869	2,640,051	2,507,079	2,374,668	2,242,817	2,111,526	1,980,796	1,850,627	1,721,018	1,591,970	1,463,482	1,335,555	50%
3	Low density housing scheme (9 houses	9	£1,382,131	5,940,906	5,641,719	5,343,793	5,047,129	4,751,725	4,457,583	4,164,702	3,873,082	3,582,724	3,293,627	3,005,790	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,458,736	2,320,152	2,182,154	2,044,743	1,907,920	1,771,683	1,636,033	1,500,970	1,366,495	1,232,606	1,099,305	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	3,445,320	3,251,294	3,058,091	2,865,709	2,674,148	2,483,410	2,293,495	2,104,399	1,916,127	1,728,676	1,542,047	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	4,426,121	4,176,669	3,928,272	3,680,933	3,434,650	3,189,424	2,945,255	2,702,142	2,460,086	2,219,086	1,979,144	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	13,931,163	13,145,688	12,363,538	11,584,717	10,809,223	10,037,057	9,268,217	8,502,705	7,740,520	6,981,661	6,226,131	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	32,247,358	30,424,198	28,608,760	26,801,045	25,001,055	23,208,788	21,424,244	19,647,424	17,878,328	16,116,955	14,363,305	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	82,628,817	77,680,813	72,753,817	67,847,827	62,962,846	58,098,872	53,255,905	48,433,945	43,632,992	38,853,047	34,082,630	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	145,680,287	135,752,792	125,867,640	116,024,833	106,224,367	96,466,246	86,720,749	77,014,149	67,346,102	57,680,795	48,038,498	50%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	62,985,204	58,900,503	54,833,202	50,779,816	46,734,883	42,707,404	38,697,380	34,704,809	30,729,694	26,772,034	22,831,828	50%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	99,488,458	92,737,027	86,014,392	79,320,550	72,655,503	66,019,249	59,402,303	52,793,947	46,214,517	39,662,444	33,102,010	50%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	38,394,290	36,456,654	34,526,764	32,603,858	30,689,198	28,782,783	26,884,613	24,994,688	23,113,009	21,239,574	19,374,385	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,984,032	8,744,572	8,506,127	8,268,697	8,032,281	7,796,879	7,562,491	7,329,118	7,096,760	6,865,416	6,635,086	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	14,318,008	13,519,782	12,724,936	11,933,472	11,145,390	10,360,689	9,579,369	8,801,431	8,026,873	7,255,697	6,487,903	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	32,923,561	31,030,237	29,144,963	27,267,736	25,398,558	23,537,429	21,684,349	19,839,318	18,002,336	16,173,402	14,352,517	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	54,991,424	51,600,333	48,223,661	44,861,410	41,510,840	38,169,125	34,841,868	31,529,066	28,230,722	24,946,834	21,677,404	50%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	82,059,113	76,634,434	71,232,876	65,827,730	60,442,101	55,060,016	49,683,713	44,330,826	39,001,357	33,695,304	28,412,668	50%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	20,298,325	19,064,776	17,836,472	16,613,412	15,395,597	14,183,027	12,975,701	11,773,620	10,576,784	9,385,193	8,198,847	50%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	55,995,831	52,604,725	49,228,038	45,865,771	42,517,925	39,184,498	35,861,508	32,548,692	29,250,333	25,966,430	22,696,984	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	118,510,023	110,525,564	102,575,160	94,638,251	86,718,143	78,823,762	70,925,562	63,030,956	55,122,664	47,174,607	39,160,401	50%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	38,982,161	36,602,155	34,232,270	31,872,503	29,522,857	27,183,329	24,853,921	22,534,632	20,225,463	17,919,555	15,623,246	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	97,814,287	91,105,331	84,450,994	77,851,279	71,304,426	64,788,563	58,327,542	51,914,941	45,530,905	39,186,251	32,865,124	50%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	16,360,062	15,477,247	14,601,525	13,732,896	12,871,362	12,016,921	11,169,575	10,329,322	9,496,162	8,670,097	7,851,125	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	80,119,832	74,921,099	69,744,510	64,590,064	59,457,763	54,347,605	49,259,593	44,193,723	39,141,225	34,097,788	29,076,593	50%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	81,663,597	76,464,863	71,288,274	66,133,828	61,001,527	55,891,370	50,803,356	45,737,487	40,693,762	35,665,107	30,643,912	50%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	55,005,077	51,724,903	48,458,678	45,206,401	41,968,071	38,743,689	35,533,256	32,336,770	29,154,232	25,985,642	22,831,000	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	118,802,779	110,242,168	101,718,145	93,190,182	84,689,936	76,183,273	67,667,857	59,128,351	50,522,031	41,803,937	33,019,659	50%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	156,541,523	147,047,398	137,593,633	128,180,230	118,807,187	109,474,376	100,158,817	90,883,721	81,649,088	72,445,109	63,258,505	50%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	8,824,368	8,505,089	8,187,162	7,870,588	7,555,367	7,241,497	6,928,981	6,617,817	6,308,005	5,999,547	5,692,440	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	110,959,226	104,422,908	97,914,451	91,433,855	84,981,122	78,556,250	72,159,240	65,790,092	59,448,805	53,135,380	46,849,816	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	72,367,735	68,283,217	64,216,002	60,166,092	56,133,486	52,118,184	48,120,185	44,139,490	40,176,100	36,230,013	32,301,230	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	124,782,161	116,345,763	107,917,654	99,512,543	91,138,577	82,755,487	74,388,615	66,014,669	57,611,299	49,244,886	40,915,433	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	397,364,279	370,559,229	343,868,497	317,215,500	290,665,530	264,221,385	237,789,887	211,441,802	185,106,745	158,741,303	132,268,961	50%
35	High density mixed use flatted scheme (30 flats	30	£487,095	12,252,892	11,501,800	10,753,901	10,009,195	9,267,682	8,529,363	7,794,237	7,062,305	6,333,564	5,608,018	4,885,665	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	21,860,533	20,624,276	19,393,258	18,167,477	16,946,933	15,731,626	14,521,555	13,316,722	12,117,126	10,921,060	9,730,210	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	101,481,873	94,562,341	87,666,186	80,785,042	73,933,505	67,111,572	60,319,247	53,531,955	46,769,818	40,022,148	33,281,823	50%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	101,875,933	94,935,578	88,024,830	81,143,159	74,262,078	67,410,733	60,587,604	53,757,564	46,950,059	40,132,930	33,345,915	50%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	39,964,834	37,542,762	35,130,991	32,729,516	30,338,339	27,957,461	25,586,881	23,226,599	20,876,615	18,536,929	16,207,542	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	97,715,032	91,235,899	84,772,564	78,325,109	71,905,372	65,513,352	59,139,357	52,770,209	46,428,922	40,115,497	33,829,934	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	19,285,300	18,060,180	16,840,274	15,625,580	14,416,100	13,211,831	12,012,775	10,818,930	9,630,299	8,446,881	7,268,675	50%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	22,506,987	21,077,678	19,654,449	18,237,302	16,826,237	15,421,252	14,022,349	12,629,527	11,242,787	9,862,128	8,487,550	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	15,004,654	14,024,689	13,048,898	12,077,281	11,109,837	10,146,567	9,187,470	8,232,545	7,281,795	6,335,219	5,392,815	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	18,014,551	16,838,587	15,667,634	14,501,688	13,340,750	12,184,820	11,033,898	9,887,984	8,747,079	7,611,182	6,480,293	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	21,024,447	19,652,486	18,286,368	16,926,094	15,571,662	14,223,073	12,880,327	11,543,423	10,212,363	8,887,145	7,567,770	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	1,319,586	1,253,100	1,186,895	1,120,969	1,055,324	989,959	924,874	860,070	795,546	731,302	667,338	50%
2	Low density housing scheme (4 houses	4	£50,000	2,640,051	2,507,079	2,374,668	2,242,817	2,111,526	1,980,796	1,850,627	1,721,018	1,591,970	1,463,482	1,335,555	50%
3	Low density housing scheme (9 houses	9	£113,500	5,940,906	5,641,719	5,343,793	5,047,129	4,751,725	4,457,583	4,164,702	3,873,082	3,582,724	3,293,627	3,005,790	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,458,736	2,320,152	2,182,154	2,044,743	1,907,920	1,771,683	1,636,033	1,500,970	1,366,495	1,232,606	1,099,305	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	3,445,320	3,251,294	3,058,091	2,865,709	2,674,148	2,483,410	2,293,495	2,104,399	1,916,127	1,728,676	1,542,047	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	4,426,121	4,176,669	3,928,272	3,680,933	3,434,650	3,189,424	2,945,255	2,702,142	2,460,086	2,219,086	1,979,144	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	13,931,163	13,145,688	12,363,538	11,584,717	10,809,223	10,037,057	9,268,217	8,502,705	7,740,520	6,981,661	6,226,131	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	32,247,358	30,424,198	28,608,760	26,801,045	25,001,055	23,208,788	21,424,244	19,647,424	17,878,328	16,116,955	14,363,305	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	82,628,817	77,680,813	72,753,817	67,847,827	62,962,846	58,098,872	53,255,905	48,433,945	43,632,992	38,853,047	34,082,630	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	145,680,287	135,752,792	125,867,640	116,024,833	106,224,367	96,466,246	86,720,749	77,014,149	67,346,102	57,680,795	48,038,498	50%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	62,985,204	58,900,503	54,833,202	50,779,816	46,734,883	42,707,404	38,697,380	34,704,809	30,729,694	26,772,034	22,831,828	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	99,488,458	92,737,027	86,014,392	79,320,550	72,655,503	66,019,249	59,402,303	52,793,947	46,214,517	39,662,444	33,102,010	50%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	38,394,290	36,456,654	34,526,764	32,603,858	30,689,198	28,782,783	26,884,613	24,994,688	23,113,009	21,239,574	19,374,385	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,984,032	8,744,572	8,506,127	8,268,697	8,032,281	7,796,879	7,562,491	7,329,118	7,096,760	6,865,416	6,635,086	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	14,318,008	13,519,782	12,724,936	11,933,472	11,145,390	10,360,689	9,579,369	8,801,431	8,026,873	7,255,697	6,487,903	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	32,923,561	31,030,237	29,144,963	27,267,736	25,398,558	23,537,429	21,684,349	19,839,318	18,002,336	16,173,402	14,352,517	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	54,991,424	51,600,333	48,223,661	44,861,410	41,510,840	38,169,125	34,841,868	31,529,066	28,230,722	24,946,834	21,677,404	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	82,059,113	76,634,434	71,232,876	65,827,730	60,442,101	55,060,016	49,683,713	44,330,826	39,001,357	33,695,304	28,412,668	50%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	20,298,325	19,064,776	17,836,472	16,613,412	15,395,597	14,183,027	12,975,701	11,773,620	10,576,784	9,385,193	8,198,847	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	55,995,831	52,604,725	49,228,038	45,865,771	42,517,925	39,184,498	35,861,508	32,548,692	29,250,333	25,966,430	22,696,984	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	118,510,023	110,525,564	102,575,160	94,638,251	86,718,143	78,823,762	70,925,562	63,030,956	55,122,664	47,174,607	39,160,401	50%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	38,982,161	36,602,155	34,232,270	31,872,503	29,522,857	27,183,329	24,853,921	22,534,632	20,225,463	17,919,555	15,623,246	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	97,814,287	91,105,331	84,450,994	77,851,279	71,304,426	64,788,563	58,327,542	51,914,941	45,530,905	39,186,251	32,865,124	50%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	16,360,062	15,477,247	14,601,525	13,732,896	12,871,362	12,016,921	11,169,575	10,329,322	9,496,162	8,670,097	7,851,125	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	80,119,832	74,921,099	69,744,510	64,590,064	59,457,763	54,347,605	49,259,593	44,193,723	39,141,225	34,097,788	29,076,593	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	81,663,597	76,464,863	71,288,274	66,133,828	61,001,527	55,891,370	50,803,356	45,737,487	40,693,762	35,665,107	30,643,912	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	55,005,077	51,724,903	48,458,678	45,206,401	41,968,071	38,743,689	35,533,256	32,336,770	29,154,232	25,985,642	22,831,000	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	118,802,779	110,242,168	101,718,145	93,190,182	84,689,936	76,183,273	67,667,857	59,128,351	50,522,031	41,803,937	33,019,659	50%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	156,541,523	147,047,398	137,593,633	128,180,230	118,807,187	109,474,376	100,158,817	90,883,721	81,649,088	72,445,109	63,258,505	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	8,824,368	8,505,089	8,187,162	7,870,588	7,555,367	7,241,497	6,928,981	6,617,817	6,308,005	5,999,547	5,692,440	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	110,959,226	104,422,908	97,914,451	91,433,855	84,981,122	78,556,250	72,159,240	65,790,092	59,448,805	53,135,380	46,849,816	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	72,367,735	68,283,217	64,216,002	60,166,092	56,133,486	52,118,184	48,120,185	44,139,490	40,176,100	36,230,013	32,301,230	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	124,782,161	116,345,763	107,917,654	99,512,543	91,138,577	82,755,487	74,388,615	66,014,669	57,611,299	49,244,886	40,915,433	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	397,364,279	370,559,229	343,868,497	317,215,500	290,665,530	264,221,385	237,789,887	211,441,802	185,106,745	158,741,303	132,268,961	50%
35	High density mixed use flatted scheme (30 flats	30	£40,000	12,252,892	11,501,800	10,753,901	10,009,195	9,267,682	8,529,363	7,794,237	7,062,305	6,333,564	5,608,018	4,885,665	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	21,860,533	20,624,276	19,393,258	18,167,477	16,946,933	15,731,626	14,521,555	13,316,722	12,117,126	10,921,060	9,730,210	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	101,481,873	94,562,341	87,666,186	80,785,042	73,933,505	67,111,572	60,319,247	53,531,955	46,769,818	40,022,148	33,281,823	50%
38	High density mixed use flatted scheme (400 flats	400	£565,000	101,875,933	94,935,578	88,024,830	81,143,159	74,262,078	67,410,733	60,587,604	53,757,564	46,950,059	40,132,930	33,345,915	50%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	39,964,834	37,542,762	35,130,991	32,729,516	30,338,339	27,957,461	25,586,881	23,226,599	20,876,615	18,536,929	16,207,542	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	97,715,032	91,235,899	84,772,564	78,325,109	71,905,372	65,513,352	59,139,357	52,770,209	46,428,922	40,115,497	33,829,934	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	19,285,300	18,060,180	16,840,274	15,625,580	14,416,100	13,211,831	12,012,775	10,818,930	9,630,299	8,446,881	7,268,675	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	22,506,987	21,077,678	19,654,449	18,237,302	16,826,237	15,421,252	14,022,349	12,629,527	11,242,787	9,862,128	8,487,550	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	15,004,654	14,024,689	13,048,898	12,077,281	11,109,837	10,146,567	9,187,470	8,232,545	7,281,795	6,335,219	5,392,815	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	18,014,551	16,838,587	15,667,634	14,501,688	13,340,750	12,184,820	11,033,898	9,887,984	8,747,079	7,611,182	6,480,293	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	21,024,447	19,652,486	18,286,368	16,926,094	15,571,662	14,223,073	12,880,327	11,543,423	10,212,363	8,887,145	7,567,770	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £14,240 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

										Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses	2	£771,878	1,343,547	1,275,813	1,208,364	1,141,201	1,074,324	1,007,732	941,425	875,404	809,668	744,219	679,055	40%
2	Low density housing scheme (4 houses	4	£1,543,757	2,687,972	2,552,504	2,417,607	2,283,281	2,149,526	2,016,342	1,883,729	1,751,687	1,620,217	1,489,317	1,358,988	40%
3	Low density housing scheme (9 houses	9	£3,504,327	6,048,728	5,743,925	5,440,406	5,138,173	4,837,224	4,537,560	4,239,182	3,942,087	3,646,279	3,351,754	3,058,516	40%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,479,114	2,339,468	2,200,413	2,061,950	1,924,079	1,786,798	1,650,109	1,514,012	1,378,506	1,243,592	1,109,269	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	3,473,848	3,278,337	3,083,653	2,889,798	2,696,771	2,504,572	2,313,201	2,122,658	1,932,943	1,744,056	1,555,998	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	4,462,801	4,211,438	3,961,139	3,711,905	3,463,736	3,216,632	2,970,593	2,725,617	2,481,707	2,238,862	1,997,080	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	14,011,871	13,222,191	12,435,856	11,652,866	10,873,221	10,096,922	9,323,967	8,554,356	7,788,092	7,025,172	6,265,597	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	32,319,803	30,492,867	28,673,672	26,862,217	25,058,500	23,262,523	21,474,286	19,693,787	17,921,029	16,156,010	14,398,731	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	81,824,093	76,918,007	72,032,752	67,168,326	62,324,731	57,501,967	52,694,510	47,902,431	43,131,231	38,380,911	33,651,470	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	142,741,447	132,941,960	123,184,281	113,468,408	103,794,342	94,160,290	84,534,505	74,950,685	65,402,271	55,855,900	46,331,158	50%
11	Medium density mixed use flatted scheme (200 flats	200	£30,566,379	62,531,683	58,459,788	54,405,240	50,368,040	46,348,187	42,345,681	38,360,523	34,392,712	30,442,247	26,509,130	22,587,012	35%
12	Medium density mixed use flatted scheme (400 flats	400	£30,103,253	97,673,729	91,016,828	84,388,322	77,779,656	71,183,268	64,615,384	58,076,004	51,565,129	45,063,372	38,575,327	32,115,940	50%
13	Medium density mixed use flatted scheme (80 flats	80	£15,900,692	38,471,563	36,529,903	34,596,498	32,671,349	30,754,456	28,845,818	26,945,435	25,053,307	23,169,436	21,293,820	19,426,459	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	9,008,637	8,767,896	8,528,175	8,289,474	8,051,792	7,815,130	7,579,488	7,344,866	7,111,263	6,878,681	6,647,118	50%
15	Medium density mixed use flatted scheme (30 flats	30	£3,751,328	14,400,027	13,597,529	12,798,429	12,002,728	11,210,428	10,421,526	9,636,024	8,853,922	8,075,218	7,299,914	6,528,009	50%
16	Medium density mixed use flatted scheme (75 flats	75	£4,538,644	33,089,036	31,187,093	29,293,234	27,407,461	25,529,773	23,660,170	21,798,652	19,945,220	18,099,873	16,262,612	14,433,435	50%
17	Medium density mixed use flatted scheme (150 flats	150	£11,115,047	55,041,601	51,641,052	48,254,964	44,883,336	41,526,171	38,183,465	34,855,221	31,541,438	28,242,117	24,957,256	21,686,857	50%
18	High density mixed use flatted scheme (300 flats	300	£11,670,799	80,750,024	75,366,213	70,005,352	64,664,350	59,315,432	53,989,612	48,686,892	43,407,270	38,150,748	32,917,325	27,707,001	50%
19	Medium density mixed use flatted scheme (50 flats	50	£4,476,894	20,350,558	19,114,288	17,883,275	16,657,517	15,437,016	14,221,771	13,011,782	11,807,049	10,607,573	9,413,353	8,224,389	50%
20	High density mixed use flatted scheme (150 flats	150	£7,440,907	56,060,771	52,660,769	49,274,666	45,903,023	42,545,842	39,203,121	35,874,863	32,561,064	29,261,727	25,976,852	22,706,437	50%
21	High density mixed use flatted scheme (480 flats	480	£23,465,099	115,974,601	108,088,789	100,236,621	92,393,281	84,568,152	76,768,147	68,961,054	61,158,546	53,341,707	45,482,596	37,606,757	50%
22	Medium density mixed use flatted scheme (100 flats	100	£7,842,283	39,073,545	36,688,780	34,314,154	31,949,667	29,595,321	27,251,113	24,912,230	22,582,314	20,262,565	17,952,983	15,653,566	50%
23	High density mixed use flatted scheme (450 flats	450	£15,746,317	95,904,699	89,278,308	82,705,889	76,187,442	69,722,968	63,294,652	56,910,341	50,580,247	44,273,257	38,011,096	31,764,606	50%
24	Medium density mixed use flatted scheme (40 flats	40	£9,262,539	16,408,038	15,522,627	14,644,330	13,773,147	12,909,079	12,052,125	11,202,287	10,359,562	9,523,952	8,695,457	7,874,076	40%
25	Medium density mixed use flatted scheme (250 flats	250	£35,506,400	79,587,411	74,416,411	69,267,439	64,140,493	59,035,573	53,952,681	48,879,508	43,822,112	38,786,825	33,773,648	28,782,581	40%
26	Medium density mixed use flatted scheme (250 flats	250	£27,633,242	81,131,175	75,960,175	70,811,202	65,684,256	60,579,337	55,496,445	50,435,580	45,389,431	40,354,144	35,340,968	30,349,901	50%
27	Medium density mixed use flatted scheme (140 flats	140	£9,262,539	55,080,353	51,796,259	48,526,128	45,269,963	42,027,762	38,799,525	35,585,253	32,384,946	29,198,603	26,026,224	22,867,810	50%
28	Medium density mixed use flatted scheme (600 flats	600	£54,185,855	114,358,217	105,975,452	97,601,662	89,256,595	80,904,620	72,557,820	64,199,667	55,806,117	47,352,841	38,815,221	30,308,742	35%
29	Medium density mixed use flatted scheme (500 flats	500	£43,379,559	156,077,993	146,590,389	137,143,120	127,736,185	118,369,587	109,043,324	99,747,649	90,476,032	81,244,864	72,054,148	62,870,369	50%
30	Intensification scheme (industrial with 12 flats	12	£6,020,651	8,857,175	8,536,188	8,216,560	7,898,291	7,581,382	7,265,833	6,951,644	6,638,814	6,327,343	6,017,233	5,708,483	40%
31	Medium density mixed use flatted scheme (350 flats	350	£33,808,268	109,442,002	102,984,716	96,554,957	90,152,725	83,778,022	77,430,848	71,111,200	64,819,081	58,554,490	52,317,427	46,107,891	50%
32	Medium density mixed use flatted scheme (180 flats	180	£19,296,957	72,445,662	68,357,085	64,285,829	60,231,893	56,195,280	52,175,986	48,174,015	44,189,363	40,222,033	36,272,024	32,339,337	50%
33	High density mixed use flatted scheme (500 flats	500	£21,921,343	122,078,331	113,744,558	105,424,846	97,118,226	88,847,355	80,563,343	72,301,620	64,019,561	55,773,775	47,564,261	39,391,020	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£164,101,320	388,404,167	361,936,745	335,545,850	309,268,021	283,086,979	256,924,735	230,876,046	204,812,123	178,787,292	152,728,198	126,560,632	40%
35	High density mixed use flatted scheme (30 flats	30	£1,235,005	12,295,321	11,542,019	10,791,919	10,045,021	9,301,327	8,560,835	7,823,545	7,089,458	6,358,574	5,630,892	4,906,413	50%
36	Medium density mixed use flatted scheme (50 flats	50	£5,711,899	21,926,957	20,686,184	19,450,667	18,220,405	16,995,400	15,775,652	14,561,160	13,351,923	12,147,943	10,949,220	9,755,753	50%
37	High density mixed use flatted scheme (400 flats	400	£16,363,819	99,512,249	92,676,336	85,869,588	79,085,528	72,313,614	65,570,970	58,857,594	52,165,659	45,478,224	38,820,205	32,150,967	50%
38	High density mixed use flatted scheme (400 flats	400	£17,444,449	99,842,179	92,982,459	86,152,007	79,350,825	72,569,502	65,793,822	59,047,559	52,309,041	45,579,348	38,879,258	32,208,771	50%
39	Medium density mixed use flatted scheme (100 flats	100	£7,718,783	40,061,425	37,634,323	35,217,541	32,811,077	30,414,933	28,029,109	25,653,603	23,288,417	20,933,550	18,589,003	16,254,775	50%
40	High density mixed use flatted scheme (350 flats	350	£14,356,936	96,325,463	89,896,810	83,495,562	77,121,717	70,758,140	64,410,965	58,091,318	51,799,198	45,534,608	39,297,544	33,088,008	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£3,087,513	18,978,090	17,768,974	16,565,003	15,366,176	14,172,494	12,983,958	11,800,566	10,622,319	9,449,218	8,281,261	7,118,449	50%
44	High density retirement flatted scheme (70 flats	70	£3,087,513	22,148,577	20,737,937	19,333,299	17,934,663	16,542,031	15,155,400	13,774,773	12,400,147	11,031,525	9,668,904	8,312,286	50%
45	High density retirement flatted scheme (80 flats	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	14,687,593	13,724,144	12,764,799	11,809,557	10,858,420	9,911,386	8,968,455	8,029,629	7,094,906	6,164,287	5,233,441	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	17,634,077	16,477,932	15,326,714	14,180,419	13,039,048	11,902,603	10,771,081	9,644,484	8,522,812	7,406,063	6,289,180	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	20,580,560	19,231,722	17,888,628	16,551,281	15,219,677	13,893,820	12,573,707	11,259,340	9,950,718	8,647,841	7,344,919	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

										Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£458,581	1,343,547	1,275,813	1,208,364	1,141,201	1,074,324	1,007,732	941,425	875,404	809,668	744,219	679,055	50%
2	Low density housing scheme (4 houses	4	£917,161	2,687,972	2,552,504	2,417,607	2,283,281	2,149,526	2,016,342	1,883,729	1,751,687	1,620,217	1,489,317	1,358,988	50%
3	Low density housing scheme (9 houses	9	£2,081,956	6,048,728	5,743,925	5,440,406	5,138,173	4,837,224	4,537,560	4,239,182	3,942,087	3,646,279	3,351,754	3,058,516	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,479,114	2,339,468	2,200,413	2,061,950	1,924,079	1,786,798	1,650,109	1,514,012	1,378,506	1,243,592	1,109,269	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	3,473,848	3,278,337	3,083,653	2,889,798	2,696,771	2,504,572	2,313,201	2,122,658	1,932,943	1,744,056	1,555,998	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	4,462,801	4,211,438	3,961,139	3,711,905	3,463,736	3,216,632	2,970,593	2,725,617	2,481,707	2,238,862	1,997,080	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	14,011,871	13,222,191	12,435,856	11,652,866	10,873,221	10,096,922	9,323,967	8,554,356	7,788,092	7,025,172	6,265,597	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	32,319,803	30,492,867	28,673,672	26,862,217	25,058,500	23,262,523	21,474,286	19,693,787	17,921,029	16,156,010	14,398,731	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	81,824,093	76,918,007	72,032,752	67,168,326	62,324,731	57,501,967	52,694,510	47,902,431	43,131,231	38,380,911	33,651,470	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	142,741,447	132,941,960	123,184,281	113,468,408	103,794,342	94,160,290	84,534,505	74,950,685	65,402,271	55,855,900	46,331,158	50%
11	Medium density mixed use flatted scheme (200 flats	200	£18,159,795	62,531,683	58,459,788	54,405,240	50,368,040	46,348,187	42,345,681	38,360,523	34,392,712	30,442,247	26,509,130	22,587,012	50%
12	Medium density mixed use flatted scheme (400 flats	400	£17,884,647	97,673,729	91,016,828	84,388,322	77,779,656	71,183,268	64,615,384	58,076,004	51,565,129	45,063,372	38,575,327	32,115,940	50%
13	Medium density mixed use flatted scheme (80 flats	80	£9,446,762	38,471,563	36,529,903	34,596,498	32,671,349	30,754,456	28,845,818	26,945,435	25,053,307	23,169,436	21,293,820	19,426,459	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	9,008,637	8,767,896	8,528,175	8,289,474	8,051,792	7,815,130	7,579,488	7,344,866	7,111,263	6,878,681	6,647,118	50%
15	Medium density mixed use flatted scheme (30 flats	30	£2,228,702	14,400,027	13,597,529	12,798,429	12,002,728	11,210,428	10,421,526	9,636,024	8,853,922	8,075,218	7,299,914	6,528,009	50%
16	Medium density mixed use flatted scheme (75 flats	75	£2,696,454	33,089,036	31,187,093	29,293,234	27,407,461	25,529,773	23,660,170	21,798,652	19,945,220	18,099,873	16,262,612	14,433,435	50%
17	Medium density mixed use flatted scheme (150 flats	150	£6,603,562	55,041,601	51,641,052	48,254,964	44,883,336	41,526,171	38,183,465	34,855,221	31,541,438	28,242,117	24,957,256	21,686,857	50%
18	High density mixed use flatted scheme (300 flats	300	£6,933,740	80,750,024	75,366,213	70,005,352	64,664,350	59,315,432	53,989,612	48,686,892	43,407,270	38,150,748	32,917,325	27,707,001	50%
19	Medium density mixed use flatted scheme (50 flats	50	£2,659,768	20,350,558	19,114,288	17,883,275	16,657,517	15,437,016	14,221,771	13,011,782	11,807,049	10,607,573	9,413,353	8,224,389	50%
20	High density mixed use flatted scheme (150 flats	150	£4,420,718	56,060,771	52,660,769	49,274,666	45,903,023	42,545,842	39,203,121	35,874,863	32,561,064	29,261,727	25,976,852	22,706,437	50%
21	High density mixed use flatted scheme (480 flats	480	£13,940,853	115,974,601	108,088,789	100,236,621	92,393,281	84,568,152	76,768,147	68,961,054	61,158,546	53,341,707	45,482,596	37,606,757	50%
22	Medium density mixed use flatted scheme (100 flats	100	£4,659,180	39,073,545	36,688,780	34,314,154	31,949,667	29,595,321	27,251,113	24,912,230	22,582,314	20,262,565	17,952,983	15,653,566	50%
23	High density mixed use flatted scheme (450 flats	450	£9,355,046	95,904,699	89,278,308	82,705,889	76,187,442	69,722,968	63,294,652	56,910,341	50,580,247	44,273,257	38,011,096	31,764,606	50%
24	Medium density mixed use flatted scheme (40 flats	40	£5,502,968	16,408,038	15,522,627	14,644,330	13,773,147	12,909,079	12,052,125	11,202,287	10,359,562	9,523,952	8,695,457	7,874,076	50%
25	Medium density mixed use flatted scheme (250 flats	250	£21,094,712	79,587,411	74,416,411	69,267,439	64,140,493	59,035,573	53,952,681	48,879,508	43,822,112	38,786,825	33,773,648	28,782,581	50%
26	Medium density mixed use flatted scheme (250 flats	250	£16,417,189	81,131,175	75,960,175	70,811,202	65,684,256	60,579,337	55,496,445	50,435,580	45,389,431	40,354,144	35,340,968	30,349,901	50%
27	Medium density mixed use flatted scheme (140 flats	140	£5,502,968	55,080,353	51,796,259	48,526,128	45,269,963	42,027,762	38,799,525	35,585,253	32,384,946	29,198,603	26,026,224	22,867,810	50%
28	Medium density mixed use flatted scheme (600 flats	600	£32,192,365	114,358,217	105,975,452	97,601,662	89,256,595	80,904,620	72,557,820	64,199,667	55,806,117	47,352,841	38,815,221	30,308,742	45%
29	Medium density mixed use flatted scheme (500 flats	500	£25,772,235	156,077,993	146,590,389	137,143,120	127,736,185	118,369,587	109,043,324	99,747,649	90,476,032	81,244,864	72,054,148	62,870,369	50%
30	Intensification scheme (industrial with 12 flats	12	£3,576,929	8,857,175	8,536,188	8,216,560	7,898,291	7,581,382	7,265,833	6,951,644	6,638,814	6,327,343	6,017,233	5,708,483	50%
31	Medium density mixed use flatted scheme (350 flats	350	£20,085,834	109,442,002	102,984,716	96,554,957	90,152,725	83,778,022	77,430,848	71,111,200	64,819,081	58,554,490	52,317,427	46,107,891	50%
32	Medium density mixed use flatted scheme (180 flats	180	£11,464,517	72,445,662	68,357,085	64,285,829	60,231,893	56,195,280	52,175,986	48,174,015	44,189,363	40,222,033	36,272,024	32,339,337	50%
33	High density mixed use flatted scheme (500 flats	500	£13,023,692	122,078,331	113,744,558	105,424,846	97,118,226	88,847,355	80,563,343	72,301,620	64,019,561	55,773,775	47,564,261	39,391,020	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£97,494,255	388,404,167	361,936,745	335,545,850	309,268,021	283,086,979	256,924,735	230,876,046	204,812,123	178,787,292	152,728,198	126,560,632	50%
35	High density mixed use flatted scheme (30 flats	30	£733,729	12,295,321	11,542,019	10,791,919	10,045,021	9,301,327	8,560,835	7,823,545	7,089,458	6,358,574	5,630,892	4,906,413	50%
36	Medium density mixed use flatted scheme (50 flats	50	£3,393,497	21,926,957	20,686,184	19,450,667	18,220,405	16,995,400	15,775,652	14,561,160	13,351,923	12,147,943	10,949,220	9,755,753	50%
37	High density mixed use flatted scheme (400 flats	400	£9,721,911	99,512,249	92,676,336	85,869,588	79,085,528	72,313,614	65,570,970	58,857,594	52,165,659	45,478,224	38,820,205	32,150,967	50%
38	High density mixed use flatted scheme (400 flats	400	£10,363,924	99,842,179	92,982,459	86,152,007	79,350,825	72,569,502	65,793,822	59,047,559	52,309,041	45,579,348	38,879,258	32,208,771	50%
39	Medium density mixed use flatted scheme (100 flats	100	£4,585,807	40,061,425	37,634,323	35,217,541	32,811,077	30,414,933	28,029,109	25,653,603	23,288,417	20,933,550	18,589,003	16,254,775	50%
40	High density mixed use flatted scheme (350 flats	350	£8,529,601	96,325,463	89,896,810	83,495,562	77,121,717	70,758,140	64,410,965	58,091,318	51,799,198	45,534,608	39,297,544	33,088,008	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,834,323	18,978,090	17,768,974	16,565,003	15,366,176	14,172,494	12,983,958	11,800,566	10,622,319	9,449,218	8,281,261	7,118,449	50%
44	High density retirement flatted scheme (70 flats	70	£1,834,323	22,148,577	20,737,937	19,333,299	17,934,663	16,542,031	15,155,400	13,774,773	12,400,147	11,031,525	9,668,904	8,312,286	50%
45	High density retirement flatted scheme (80 flats	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	14,687,593	13,724,144	12,764,799	11,809,557	10,858,420	9,911,386	8,968,455	8,029,629	7,094,906	6,164,287	5,233,441	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	17,634,077	16,477,932	15,326,714	14,180,419	13,039,048	11,902,603	10,771,081	9,644,484	8,522,812	7,406,063	6,289,180	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	20,580,560	19,231,722	17,888,628	16,551,281	15,219,677	13,893,820	12,573,707	11,259,340	9,950,718	8,647,841	7,344,919	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

										Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£304,434	1,343,547	1,275,813	1,208,364	1,141,201	1,074,324	1,007,732	941,425	875,404	809,668	744,219	679,055	50%
2	Low density housing scheme (4 houses	4	£608,869	2,687,972	2,552,504	2,417,607	2,283,281	2,149,526	2,016,342	1,883,729	1,751,687	1,620,217	1,489,317	1,358,988	50%
3	Low density housing scheme (9 houses	9	£1,382,131	6,048,728	5,743,925	5,440,406	5,138,173	4,837,224	4,537,560	4,239,182	3,942,087	3,646,279	3,351,754	3,058,516	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,479,114	2,339,468	2,200,413	2,061,950	1,924,079	1,786,798	1,650,109	1,514,012	1,378,506	1,243,592	1,109,269	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	3,473,848	3,278,337	3,083,653	2,889,798	2,696,771	2,504,572	2,313,201	2,122,658	1,932,943	1,744,056	1,555,998	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	4,462,801	4,211,438	3,961,139	3,711,905	3,463,736	3,216,632	2,970,593	2,725,617	2,481,707	2,238,862	1,997,080	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	14,011,871	13,222,191	12,435,856	11,652,866	10,873,221	10,096,922	9,323,967	8,554,356	7,788,092	7,025,172	6,265,597	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	32,319,803	30,492,867	28,673,672	26,862,217	25,058,500	23,262,523	21,474,286	19,693,787	17,921,029	16,156,010	14,398,731	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	81,824,093	76,918,007	72,032,752	67,168,326	62,324,731	57,501,967	52,694,510	47,902,431	43,131,231	38,380,911	33,651,470	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	142,741,447	132,941,960	123,184,281	113,468,408	103,794,342	94,160,290	84,534,505	74,950,685	65,402,271	55,855,900	46,331,158	50%
11	Medium density mixed use flatted scheme (200 flats	200	£12,055,596	62,531,683	58,459,788	54,405,240	50,368,040	46,348,187	42,345,681	38,360,523	34,392,712	30,442,247	26,509,130	22,587,012	50%
12	Medium density mixed use flatted scheme (400 flats	400	£11,872,936	97,673,729	91,016,828	84,388,322	77,779,656	71,183,268	64,615,384	58,076,004	51,565,129	45,063,372	38,575,327	32,115,940	50%
13	Medium density mixed use flatted scheme (80 flats	80	£6,271,346	38,471,563	36,529,903	34,596,498	32,671,349	30,754,456	28,845,818	26,945,435	25,053,307	23,169,436	21,293,820	19,426,459	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	9,008,637	8,767,896	8,528,175	8,289,474	8,051,792	7,815,130	7,579,488	7,344,866	7,111,263	6,878,681	6,647,118	50%
15	Medium density mixed use flatted scheme (30 flats	30	£1,479,550	14,400,027	13,597,529	12,798,429	12,002,728	11,210,428	10,421,526	9,636,024	8,853,922	8,075,218	7,299,914	6,528,009	50%
16	Medium density mixed use flatted scheme (75 flats	75	£1,790,073	33,089,036	31,187,093	29,293,234	27,407,461	25,529,773	23,660,170	21,798,652	19,945,220	18,099,873	16,262,612	14,433,435	50%
17	Medium density mixed use flatted scheme (150 flats	150	£4,383,853	55,041,601	51,641,052	48,254,964	44,883,336	41,526,171	38,183,465	34,855,221	31,541,438	28,242,117	24,957,256	21,686,857	50%
18	High density mixed use flatted scheme (300 flats	300	£4,603,046	80,750,024	75,366,213	70,005,352	64,664,350	59,315,432	53,989,612	48,686,892	43,407,270	38,150,748	32,917,325	27,707,001	50%
19	Medium density mixed use flatted scheme (50 flats	50	£1,765,719	20,350,558	19,114,288	17,883,275	16,657,517	15,437,016	14,221,771	13,011,782	11,807,049	10,607,573	9,413,353	8,224,389	50%
20	High density mixed use flatted scheme (150 flats	150	£2,934,746	56,060,771	52,660,769	49,274,666	45,903,023	42,545,842	39,203,121	35,874,863	32,561,064	29,261,727	25,976,852	22,706,437	50%
21	High density mixed use flatted scheme (480 flats	480	£9,254,801	115,974,601	108,088,789	100,236,621	92,393,281	84,568,152	76,768,147	68,961,054	61,158,546	53,341,707	45,482,596	37,606,757	50%
22	Medium density mixed use flatted scheme (100 flats	100	£3,093,052	39,073,545	36,688,780	34,314,154	31,949,667	29,595,321	27,251,113	24,912,230	22,582,314	20,262,565	17,952,983	15,653,566	50%
23	High density mixed use flatted scheme (450 flats	450	£6,210,459	95,904,699	89,278,308	82,705,889	76,187,442	69,722,968	63,294,652	56,910,341	50,580,247	44,273,257	38,011,096	31,764,606	50%
24	Medium density mixed use flatted scheme (40 flats	40	£3,653,211	16,408,038	15,522,627	14,644,330	13,773,147	12,909,079	12,052,125	11,202,287	10,359,562	9,523,952	8,695,457	7,874,076	50%
25	Medium density mixed use flatted scheme (250 flats	250	£14,003,976	79,587,411	74,416,411	69,267,439	64,140,493	59,035,573	53,952,681	48,879,508	43,822,112	38,786,825	33,773,648	28,782,581	50%
26	Medium density mixed use flatted scheme (250 flats	250	£10,898,746	81,131,175	75,960,175	70,811,202	65,684,256	60,579,337	55,496,445	50,435,580	45,389,431	40,354,144	35,340,968	30,349,901	50%
27	Medium density mixed use flatted scheme (140 flats	140	£3,653,211	55,080,353	51,796,259	48,526,128	45,269,963	42,027,762	38,799,525	35,585,253	32,384,946	29,198,603	26,026,224	22,867,810	50%
28	Medium density mixed use flatted scheme (600 flats	600	£21,371,284	114,358,217	105,975,452	97,601,662	89,256,595	80,904,620	72,557,820	64,199,667	55,806,117	47,352,841	38,815,221	30,308,742	50%
29	Medium density mixed use flatted scheme (500 flats	500	£17,109,205	156,077,993	146,590,389	137,143,120	127,736,185	118,369,587	109,043,324	99,747,649	90,476,032	81,244,864	72,054,148	62,870,369	50%
30	Intensification scheme (industrial with 12 flats	12	£2,374,587	8,857,175	8,536,188	8,216,560	7,898,291	7,581,382	7,265,833	6,951,644	6,638,814	6,327,343	6,017,233	5,708,483	50%
31	Medium density mixed use flatted scheme (350 flats	350	£13,334,220	109,442,002	102,984,716	96,554,957	90,152,725	83,778,022	77,430,848	71,111,200	64,819,081	58,554,490	52,317,427	46,107,891	50%
32	Medium density mixed use flatted scheme (180 flats	180	£7,610,856	72,445,662	68,357,085	64,285,829	60,231,893	56,195,280	52,175,986	48,174,015	44,189,363	40,222,033	36,272,024	32,339,337	50%
33	High density mixed use flatted scheme (500 flats	500	£8,645,933	122,078,331	113,744,558	105,424,846	97,118,226	88,847,355	80,563,343	72,301,620	64,019,561	55,773,775	47,564,261	39,391,020	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£64,722,722	388,404,167	361,936,745	335,545,850	309,268,021	283,086,979	256,924,735	230,876,046	204,812,123	178,787,292	152,728,198	126,560,632	50%
35	High density mixed use flatted scheme (30 flats	30	£487,095	12,295,321	11,542,019	10,791,919	10,045,021	9,301,327	8,560,835	7,823,545	7,089,458	6,358,574	5,630,892	4,906,413	50%
36	Medium density mixed use flatted scheme (50 flats	50	£2,252,813	21,926,957	20,686,184	19,450,667	18,220,405	16,995,400	15,775,652	14,561,160	13,351,923	12,147,943	10,949,220	9,755,753	50%
37	High density mixed use flatted scheme (400 flats	400	£6,454,006	99,512,249	92,676,336	85,869,588	79,085,528	72,313,614	65,570,970	58,857,594	52,165,659	45,478,224	38,820,205	32,150,967	50%
38	High density mixed use flatted scheme (400 flats	400	£6,880,214	99,842,179	92,982,459	86,152,007	79,350,825	72,569,502	65,793,822	59,047,559	52,309,041	45,579,348	38,879,258	32,208,771	50%
39	Medium density mixed use flatted scheme (100 flats	100	£3,044,343	40,061,425	37,634,323	35,217,541	32,811,077	30,414,933	28,029,109	25,653,603	23,288,417	20,933,550	18,589,003	16,254,775	50%
40	High density mixed use flatted scheme (350 flats	350	£5,662,477	96,325,463	89,896,810	83,495,562	77,121,717	70,758,140	64,410,965	58,091,318	51,799,198	45,534,608	39,297,544	33,088,008	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£1,217,737	18,978,090	17,768,974	16,565,003	15,366,176	14,172,494	12,983,958	11,800,566	10,622,319	9,449,218	8,281,261	7,118,449	50%
44	High density retirement flatted scheme (70 flats	70	£1,217,737	22,148,577	20,737,937	19,333,299	17,934,663	16,542,031	15,155,400	13,774,773	12,400,147	11,031,525	9,668,904	8,312,286	50%
45	High density retirement flatted scheme (80 flats	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	14,687,593	13,724,144	12,764,799	11,809,557	10,858,420	9,911,386	8,968,455	8,029,629	7,094,906	6,164,287	5,233,441	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	17,634,077	16,477,932	15,326,714	14,180,419	13,039,048	11,902,603	10,771,081	9,644,484	8,522,812	7,406,063	6,289,180	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	20,580,560	19,231,722	17,888,628	16,551,281	15,219,677	13,893,820	12,573,707	11,259,340	9,950,718	8,647,841	7,344,919	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

										Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses	2	£25,000	1,343,547	1,275,813	1,208,364	1,141,201	1,074,324	1,007,732	941,425	875,404	809,668	744,219	679,055	50%
2	Low density housing scheme (4 houses	4	£50,000	2,687,972	2,552,504	2,417,607	2,283,281	2,149,526	2,016,342	1,883,729	1,751,687	1,620,217	1,489,317	1,358,988	50%
3	Low density housing scheme (9 houses	9	£113,500	6,048,728	5,743,925	5,440,406	5,138,173	4,837,224	4,537,560	4,239,182	3,942,087	3,646,279	3,351,754	3,058,516	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,479,114	2,339,468	2,200,413	2,061,950	1,924,079	1,786,798	1,650,109	1,514,012	1,378,506	1,243,592	1,109,269	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	3,473,848	3,278,337	3,083,653	2,889,798	2,696,771	2,504,572	2,313,201	2,122,658	1,932,943	1,744,056	1,555,998	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	4,462,801	4,211,438	3,961,139	3,711,905	3,463,736	3,216,632	2,970,593	2,725,617	2,481,707	2,238,862	1,997,080	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	14,011,871	13,222,191	12,435,856	11,652,866	10,873,221	10,096,922	9,323,967	8,554,356	7,788,092	7,025,172	6,265,597	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	32,319,803	30,492,867	28,673,672	26,862,217	25,058,500	23,262,523	21,474,286	19,693,787	17,921,029	16,156,010	14,398,731	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	81,824,093	76,918,007	72,032,752	67,168,326	62,324,731	57,501,967	52,694,510	47,902,431	43,131,231	38,380,911	33,651,470	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	142,741,447	132,941,960	123,184,281	113,468,408	103,794,342	94,160,290	84,534,505	74,950,685	65,402,271	55,855,900	46,331,158	50%
11	Medium density mixed use flatted scheme (200 flats	200	£990,000	62,531,683	58,459,788	54,405,240	50,368,040	46,348,187	42,345,681	38,360,523	34,392,712	30,442,247	26,509,130	22,587,012	50%
12	Medium density mixed use flatted scheme (400 flats	400	£975,000	97,673,729	91,016,828	84,388,322	77,779,656	71,183,268	64,615,384	58,076,004	51,565,129	45,063,372	38,575,327	32,115,940	50%
13	Medium density mixed use flatted scheme (80 flats	80	£515,000	38,471,563	36,529,903	34,596,498	32,671,349	30,754,456	28,845,818	26,945,435	25,053,307	23,169,436	21,293,820	19,426,459	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	9,008,637	8,767,896	8,528,175	8,289,474	8,051,792	7,815,130	7,579,488	7,344,866	7,111,263	6,878,681	6,647,118	50%
15	Medium density mixed use flatted scheme (30 flats	30	£121,500	14,400,027	13,597,529	12,798,429	12,002,728	11,210,428	10,421,526	9,636,024	8,853,922	8,075,218	7,299,914	6,528,009	50%
16	Medium density mixed use flatted scheme (75 flats	75	£147,000	33,089,036	31,187,093	29,293,234	27,407,461	25,529,773	23,660,170	21,798,652	19,945,220	18,099,873	16,262,612	14,433,435	50%
17	Medium density mixed use flatted scheme (150 flats	150	£360,000	55,041,601	51,641,052	48,254,964	44,883,336	41,526,171	38,183,465	34,855,221	31,541,438	28,242,117	24,957,256	21,686,857	50%
18	High density mixed use flatted scheme (300 flats	300	£378,000	80,750,024	75,366,213	70,005,352	64,664,350	59,315,432	53,989,612	48,686,892	43,407,270	38,150,748	32,917,325	27,707,001	50%
19	Medium density mixed use flatted scheme (50 flats	50	£145,000	20,350,558	19,114,288	17,883,275	16,657,517	15,437,016	14,221,771	13,011,782	11,807,049	10,607,573	9,413,353	8,224,389	50%
20	High density mixed use flatted scheme (150 flats	150	£241,000	56,060,771	52,660,769	49,274,666	45,903,023	42,545,842	39,203,121	35,874,863	32,561,064	29,261,727	25,976,852	22,706,437	50%
21	High density mixed use flatted scheme (480 flats	480	£760,000	115,974,601	108,088,789	100,236,621	92,393,281	84,568,152	76,768,147	68,961,054	61,158,546	53,341,707	45,482,596	37,606,757	50%
22	Medium density mixed use flatted scheme (100 flats	100	£254,000	39,073,545	36,688,780	34,314,154	31,949,667	29,595,321	27,251,113	24,912,230	22,582,314	20,262,565	17,952,983	15,653,566	50%
23	High density mixed use flatted scheme (450 flats	450	£510,000	95,904,699	89,278,308	82,705,889	76,187,442	69,722,968	63,294,652	56,910,341	50,580,247	44,273,257	38,011,096	31,764,606	50%
24	Medium density mixed use flatted scheme (40 flats	40	£300,000	16,408,038	15,522,627	14,644,330	13,773,147	12,909,079	12,052,125	11,202,287	10,359,562	9,523,952	8,695,457	7,874,076	50%
25	Medium density mixed use flatted scheme (250 flats	250	£1,150,000	79,587,411	74,416,411	69,267,439	64,140,493	59,035,573	53,952,681	48,879,508	43,822,112	38,786,825	33,773,648	28,782,581	50%
26	Medium density mixed use flatted scheme (250 flats	250	£895,000	81,131,175	75,960,175	70,811,202	65,684,256	60,579,337	55,496,445	50,435,580	45,389,431	40,354,144	35,340,968	30,349,901	50%
27	Medium density mixed use flatted scheme (140 flats	140	£300,000	55,080,353	51,796,259	48,526,128	45,269,963	42,027,762	38,799,525	35,585,253	32,384,946	29,198,603	26,026,224	22,867,810	50%
28	Medium density mixed use flatted scheme (600 flats	600	£1,755,000	114,358,217	105,975,452	97,601,662	89,256,595	80,904,620	72,557,820	64,199,667	55,806,117	47,352,841	38,815,221	30,308,742	50%
29	Medium density mixed use flatted scheme (500 flats	500	£1,405,000	156,077,993	146,590,389	137,143,120	127,736,185	118,369,587	109,043,324	99,747,649	90,476,032	81,244,864	72,054,148	62,870,369	50%
30	Intensification scheme (industrial with 12 flats	12	£195,000	8,857,175	8,536,188	8,216,560	7,898,291	7,581,382	7,265,833	6,951,644	6,638,814	6,327,343	6,017,233	5,708,483	50%
31	Medium density mixed use flatted scheme (350 flats	350	£1,095,000	109,442,002	102,984,716	96,554,957	90,152,725	83,778,022	77,430,848	71,111,200	64,819,081	58,554,490	52,317,427	46,107,891	50%
32	Medium density mixed use flatted scheme (180 flats	180	£625,000	72,445,662	68,357,085	64,285,829	60,231,893	56,195,280	52,175,986	48,174,015	44,189,363	40,222,033	36,272,024	32,339,337	50%
33	High density mixed use flatted scheme (500 flats	500	£710,000	122,078,331	113,744,558	105,424,846	97,118,226	88,847,355	80,563,343	72,301,620	64,019,561	55,773,775	47,564,261	39,391,020	50%
34	Medium density mixed use flatted scheme (1750 flats	1,750	£5,315,000	388,404,167	361,936,745	335,545,850	309,268,021	283,086,979	256,924,735	230,876,046	204,812,123	178,787,292	152,728,198	126,560,632	50%
35	High density mixed use flatted scheme (30 flats	30	£40,000	12,295,321	11,542,019	10,791,919	10,045,021	9,301,327	8,560,835	7,823,545	7,089,458	6,358,574	5,630,892	4,906,413	50%
36	Medium density mixed use flatted scheme (50 flats	50	£185,000	21,926,957	20,686,184	19,450,667	18,220,405	16,995,400	15,775,652	14,561,160	13,351,923	12,147,943	10,949,220	9,755,753	50%
37	High density mixed use flatted scheme (400 flats	400	£530,000	99,512,249	92,676,336	85,869,588	79,085,528	72,313,614	65,570,970	58,857,594	52,165,659	45,478,224	38,820,205	32,150,967	50%
38	High density mixed use flatted scheme (400 flats	400	£565,000	99,842,179	92,982,459	86,152,007	79,350,825	72,569,502	65,793,822	59,047,559	52,309,041	45,579,348	38,879,258	32,208,771	50%
39	Medium density mixed use flatted scheme (100 flats	100	£250,000	40,061,425	37,634,323	35,217,541	32,811,077	30,414,933	28,029,109	25,653,603	23,288,417	20,933,550	18,589,003	16,254,775	50%
40	High density mixed use flatted scheme (350 flats	350	£465,000	96,325,463	89,896,810	83,495,562	77,121,717	70,758,140	64,410,965	58,091,318	51,799,198	45,534,608	39,297,544	33,088,008	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%
43	High density retirement flatted scheme (60 flats	60	£100,000	18,978,090	17,768,974	16,565,003	15,366,176	14,172,494	12,983,958	11,800,566	10,622,319	9,449,218	8,281,261	7,118,449	50%
44	High density retirement flatted scheme (70 flats	70	£100,000	22,148,577	20,737,937	19,333,299	17,934,663	16,542,031	15,155,400	13,774,773	12,400,147	11,031,525	9,668,904	8,312,286	50%
45	High density retirement flatted scheme (80 flats	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	14,687,593	13,724,144	12,764,799	11,809,557	10,858,420	9,911,386	8,968,455	8,029,629	7,094,906	6,164,287	5,233,441	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	17,634,077	16,477,932	15,326,714	14,180,419	13,039,048	11,902,603	10,771,081	9,644,484	8,522,812	7,406,063	6,289,180	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	20,580,560	19,231,722	17,888,628	16,551,281	15,219,677	13,893,820	12,573,707	11,259,340	9,950,718	8,647,841	7,344,919	50%

Appendix 10 - Appraisal results – 70% Social Rent and 30% London Living Rent

Note: the affordable housing requiremetns have been tested alongside the following other policies:

10% Aff WS (20% discount, 50% in NE)
EV charging
BNG
Accessibility
NZC 5%
UGF

BLV 1

70% Social Rent, 30% London Living Rent

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	0%	5%	15%	20%	25%	25%
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	0%	5%	15%	20%	25%	25%
3	Low density housing scheme (9 houses)	9	0.23	0%	0%	0%	0%	5%	10%	20%	25%	25%
4	Medium density flatted sheme (5 flats)	5	0.03	15%	25%	35%	45%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	20%	30%	40%	45%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	15%	25%	35%	45%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	20%	35%	40%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	15%	30%	40%	45%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	0%	0%	15%	25%	35%	40%	45%	50%	45%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	5%	15%	25%	30%	35%	40%	40%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	0%	0%	5%	15%	25%	30%	25%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	0%	10%	20%	30%	35%	40%	35%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	10%	20%	30%	35%	40%	45%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	5%	20%	30%	40%	45%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	30%	40%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	0%	15%	25%	35%	40%	45%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	10%	25%	35%	40%	45%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	15%	25%	35%	40%	45%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	15%	30%	40%	45%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	0%	15%	25%	30%	40%	45%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	5%	20%	30%	40%	45%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	10%	20%	30%	40%	45%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	0%	0%	5%	15%	25%	30%	35%	35%	35%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	0%	0%	10%	15%	25%	30%	30%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	0%	0%	15%	20%	30%	35%	40%	40%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	20%	30%	40%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	0%	5%	15%	20%	25%	20%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	0%	0%	15%	25%	35%	40%	45%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	5%	15%	25%	30%	35%	45%	45%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	0%	5%	20%	30%	35%	40%	45%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	0%	15%	25%	35%	40%	45%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	5%	15%	25%	35%	40%	45%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	10%	20%	25%	30%	30%
35	High density mixed use flatted scheme (30 flats)	30	0.08	20%	35%	40%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	15%	25%	35%	40%	45%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	5%	15%	25%	35%	40%	45%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	5%	20%	30%	35%	40%	45%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	5%	20%	30%	35%	45%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	0%	10%	25%	35%	40%	45%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	0%	15%	25%	35%	40%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	5%	20%	30%	40%	45%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	0%	5%	15%	25%	35%	40%	45%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	0%	10%	20%	30%	40%	45%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	0%	15%	25%	35%	40%	45%	50%	50%	50%

BLV 2

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	15%	25%	30%	40%	45%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	0%	15%	25%	35%	40%	45%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	0%	15%	25%	30%	40%	45%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	35%	45%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	35%	45%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	35%	45%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	40%	45%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	35%	45%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	5%	20%	30%	40%	45%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	5%	20%	30%	35%	40%	45%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	10%	20%	30%	35%	40%	45%	45%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	15%	25%	35%	40%	45%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	35%	45%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	30%	40%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	45%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	15%	25%	35%	45%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	5%	20%	35%	40%	45%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	15%	30%	40%	45%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	25%	40%	45%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	10%	25%	35%	40%	45%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	25%	35%	45%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	5%	20%	30%	40%	45%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	30%	40%	45%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	10%	20%	30%	35%	40%	45%	45%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	10%	20%	30%	40%	45%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	35%	45%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	15%	25%	30%	35%	40%	35%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	10%	20%	35%	40%	45%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	15%	30%	40%	45%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	25%	35%	45%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	15%	25%	35%	45%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	10%	20%	30%	35%	40%	45%	45%
35	High density mixed use flatted scheme (30 flats)	30	0.08	30%	40%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	25%	35%	45%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	15%	25%	35%	40%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	15%	30%	35%	45%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	20%	35%	40%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	5%	20%	30%	40%	45%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	15%	25%	35%	45%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	15%	30%	40%	45%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	5%	20%	30%	40%	45%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	5%	20%	30%	40%	45%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	10%	25%	35%	40%	50%	50%	50%	50%	50%

BLV 3

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	30%	40%	45%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	15%	25%	35%	45%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	5%	20%	35%	40%	45%	50%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	15%	30%	40%	45%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	25%	40%	45%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	0%	10%	25%	35%	40%	45%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	25%	35%	45%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	5%	20%	30%	40%	45%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	30%	40%	45%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	10%	20%	30%	35%	40%	45%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	10%	20%	30%	40%	45%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	35%	45%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	0%	0%	15%	25%	30%	35%	40%	35%
14	Intensification scheme (industrial with 9 flats)	9	0.29	10%	20%	35%	40%	45%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	15%	30%	40%	45%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	25%	35%	45%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	15%	25%	35%	45%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	0%	10%	20%	30%	35%	40%	45%	45%
20	High density mixed use flatted scheme (150 flats)	150	0.48	30%	40%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	25%	35%	45%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	0%	15%	25%	35%	40%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	15%	30%	35%	45%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	20%	35%	40%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	5%	20%	30%	40%	45%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	50%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	15%	25%	35%	45%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	15%	30%	40%	45%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	5%	20%	30%	40%	45%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	5%	20%	30%	40%	45%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	10%	25%	35%	40%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	High density mixed use flatted scheme (30 flats)	30	0.08	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	0%	0%	0%	0%	0%	0%	0%	0%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	0%	0%	0%	0%	0%	0%	0%	0%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	0%	0%	0%	0%	0%	0%	0%	0%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	30%	40%	45%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	30%	40%	45%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	30%	40%	45%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	45%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	45%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	45%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	45%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	20%	30%	40%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	0%	15%	25%	35%	40%	45%	50%	50%	50%

BLV 4

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site		Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	40%	50%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	15%	30%	40%	45%	50%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	30%	40%	50%	50%	50%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	15%	30%	40%	45%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	40%	50%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	25%	35%	45%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	45%	50%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	45%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	15%	30%	40%	45%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	50%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	20%	35%	45%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	25%	40%	45%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	30%	45%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	5%	25%	35%	40%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	40%	50%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	50%	50%	50%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	50%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	20%	30%	40%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	15%	30%	40%	50%	50%	50%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	45%	50%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	50%	50%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	15%	30%	40%	45%	50%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	20%	30%	40%	50%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	45%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	20%	35%	45%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	35%	45%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	35%	45%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	25%	40%	45%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	25%	40%	45%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	25%	40%	45%	50%	50%	50%	50%	50%	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £8,030 psm AH tenure Rented 70% LLR 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	470,766	443,858	417,064	390,384	363,817	337,365	311,027	284,803	258,692	232,696	206,815	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	942,412	888,596	835,007	781,647	728,514	675,610	622,933	570,485	518,265	466,272	414,508	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	2,121,218	2,000,131	1,879,557	1,759,496	1,639,947	1,520,912	1,402,391	1,284,382	1,166,885	1,049,903	933,432	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	690,814	636,126	581,673	527,454	473,470	419,720	366,203	312,921	259,873	207,061	154,481	15%
5	Medium density flatted scheme (7 flats)	7	£617,503	970,228	893,659	817,418	741,505	665,919	590,662	515,732	441,130	366,858	292,912	219,294	20%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,243,861	1,145,423	1,047,408	949,813	852,641	755,890	659,562	563,654	468,168	373,104	278,462	15%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	3,827,349	3,519,095	3,212,163	2,906,552	2,602,261	2,299,292	1,997,645	1,697,317	1,398,312	1,100,627	804,264	20%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	8,495,867	7,790,939	7,089,036	6,390,156	5,694,298	5,001,464	4,311,655	3,624,868	2,941,105	2,260,365	1,582,649	15%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	16,827,210	14,959,762	13,100,377	11,249,055	9,405,794	7,570,547	5,725,146	3,887,888	2,058,775	237,805	-1,624,481	0%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	14,500,902	10,625,590	6,735,553	2,862,583	-1,057,432	-5,011,837	-9,007,563	-13,025,541	-17,084,530	-21,172,180	-25,241,331	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	11,354,404	9,812,548	8,277,400	6,740,527	5,203,585	3,673,422	2,150,035	633,426	-908,557	-2,455,649	-4,001,492	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	9,461,080	6,902,542	4,341,415	1,791,539	-793,187	-3,395,724	-6,026,271	-8,668,095	-11,334,912	-14,026,677	-16,706,246	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	14,984,194	14,240,620	13,500,260	12,763,116	12,029,189	11,298,476	10,570,978	9,846,696	9,125,629	8,407,778	7,693,142	0%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	6,908,295	6,814,624	6,721,354	6,628,485	6,536,017	6,443,951	6,352,287	6,261,024	6,170,162	6,079,703	5,989,643	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	4,362,274	4,050,007	3,739,078	3,429,486	3,121,233	2,814,318	2,508,741	2,204,502	1,901,602	1,600,039	1,299,815	5%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	9,225,426	8,489,636	7,757,027	7,027,597	6,301,347	5,578,278	4,858,388	4,141,678	3,428,149	2,717,799	2,010,629	30%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	10,821,078	9,518,527	8,221,617	6,930,347	5,644,718	4,364,729	3,090,381	1,813,720	535,506	-748,244	-2,034,371	0%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	10,841,525	8,748,688	6,664,970	4,590,371	2,504,442	422,194	-1,689,832	-3,815,992	-5,957,633	-8,114,447	-10,287,657	0%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	4,494,216	4,020,471	3,548,775	3,079,128	2,611,529	2,142,038	1,674,395	1,208,819	745,310	283,868	-178,185	0%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	11,978,993	10,677,835	9,380,910	8,089,624	6,803,979	5,523,974	4,249,611	2,980,886	1,712,393	439,870	-839,560	15%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	12,561,453	9,452,360	6,322,014	3,202,856	72,472	-3,108,915	-6,315,547	-9,538,061	-12,793,748	-16,085,735	-19,362,831	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	9,655,428	8,741,725	7,827,836	6,917,919	6,011,974	5,109,999	4,211,997	3,317,965	2,427,905	1,541,816	659,699	5%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	12,284,343	9,754,291	7,232,287	4,731,969	2,235,146	-257,649	-2,778,286	-5,298,110	-7,829,402	-10,371,248	-12,913,050	0%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	7,538,013	7,199,509	6,863,787	6,530,848	6,200,692	5,873,319	5,548,728	5,226,921	4,907,896	4,591,654	4,278,195	0%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	12,471,938	10,495,347	8,527,355	6,567,960	4,617,164	2,674,967	718,644	-1,250,146	-3,221,056	-5,196,219	-7,182,978	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	14,321,206	12,344,615	10,376,622	8,417,227	6,466,432	4,524,235	2,590,635	646,128	-1,314,924	-3,276,992	-5,247,762	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	14,829,805	13,574,751	12,325,127	11,080,935	9,842,174	8,608,843	7,380,943	6,158,475	4,941,439	3,719,955	2,503,061	20%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	8,254,684	4,887,540	1,521,070	-1,891,290	-5,346,586	-8,822,279	-12,333,552	-15,895,771	-19,495,034	-23,077,990	-26,644,636	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	33,494,954	29,769,461	26,060,093	22,348,398	18,639,842	14,947,548	11,245,691	7,547,952	3,838,778	124,515	-3,675,100	0%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	5,360,668	5,235,773	5,111,412	4,987,587	4,864,297	4,741,543	4,619,323	4,497,639	4,376,490	4,255,876	4,135,798	0%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	29,418,181	26,971,231	24,534,939	22,109,305	19,692,972	17,273,487	14,864,730	12,466,700	10,079,398	7,688,677	5,301,883	0%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	19,501,864	17,936,324	16,377,502	14,825,399	13,280,013	11,741,346	10,209,398	8,684,168	7,154,832	5,631,920	4,115,778	0%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	14,077,917	10,819,188	7,550,586	4,296,325	1,025,403	-2,277,961	-5,619,201	-8,970,098	-12,352,744	-15,781,384	-19,197,466	0%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	46,996,487	36,328,689	25,707,483	15,014,841	4,332,776	-6,525,504	-17,524,486	-28,622,240	-39,866,368	-51,305,045	-62,746,753	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	2,632,233	2,341,598	2,052,220	1,764,099	1,477,234	1,191,625	907,274	624,179	342,340	61,758	-220,888	20%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	5,775,811	5,298,106	4,822,450	4,348,842	3,877,283	3,407,772	2,940,310	2,474,895	2,011,530	1,548,831	1,085,435	0%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	10,011,315	7,340,571	4,662,570	1,981,910	-697,417	-3,433,029	-6,158,923	-8,917,654	-11,690,813	-14,476,507	-17,249,593	0%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	11,977,731	9,306,988	6,647,912	3,978,331	1,309,485	-1,375,220	-4,100,379	-6,828,446	-9,574,801	-12,355,421	-15,128,508	0%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	8,853,661	7,921,618	6,993,606	6,069,626	5,149,677	4,233,758	3,321,872	2,414,016	1,510,192	600,149	-311,047	5%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	12,753,931	10,269,715	7,781,234	5,290,628	2,810,972	329,302	-2,195,550	-4,721,101	-7,269,314	-9,831,460	-12,403,889	0%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	3,324,996	2,861,780	2,400,571	1,941,370	1,484,177	1,028,708	570,127	113,578	-346,141	-805,529	-1,262,855	0%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	3,886,747	3,346,324	2,808,243	2,272,504	1,739,108	1,207,838	672,823	140,178	-396,048	-932,006	-1,465,557	5%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	2,215,974	1,848,052	1,481,729	1,117,006	751,319	385,496	21,291	-346,504	-712,981	-1,077,815	-1,441,006	0%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	2,668,269	2,226,759	1,787,167	1,349,493	910,803	471,810	34,759	-406,460	-846,237	-1,284,043	-1,719,878	0%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	3,120,566	2,605,467	2,092,605	1,581,981	1,070,287	558,125	48,226	-466,416	-979,494	-1,490,273	-1,998,751	0%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	470,766	443,858	417,064	390,384	363,817	337,365	311,027	284,803	258,692	232,696	206,815	0%
2	Low density housing scheme (4 houses)	4	£917,161	942,412	888,596	835,007	781,647	728,514	675,610	622,933	570,485	518,265	466,272	414,508	0%
3	Low density housing scheme (9 houses)	9	£2,081,956	2,121,218	2,000,131	1,879,557	1,759,496	1,639,947	1,520,912	1,402,391	1,284,382	1,166,885	1,049,903	933,432	0%
4	Medium density flatted sheme (5 flats)	5	£305,720	690,814	636,126	581,673	527,454	473,470	419,720	366,203	312,921	259,873	207,061	154,481	35%
5	Medium density flatted scheme (7 flats)	7	£366,865	970,228	893,659	817,418	741,505	665,919	590,662	515,732	441,130	366,858	292,912	219,294	35%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,243,861	1,145,423	1,047,408	949,813	852,641	755,890	659,562	563,654	468,168	373,104	278,462	35%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	3,827,349	3,519,095	3,212,163	2,906,552	2,602,261	2,299,292	1,997,645	1,697,317	1,398,312	1,100,627	804,264	40%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	8,495,867	7,790,939	7,089,036	6,390,156	5,694,298	5,001,464	4,311,655	3,624,868	2,941,105	2,260,365	1,582,649	35%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	16,827,210	14,959,762	13,100,377	11,249,055	9,405,794	7,570,547	5,725,146	3,887,888	2,058,775	237,805	-1,624,481	5%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	14,500,902	10,625,590	6,735,553	2,862,583	-1,057,432	-5,011,837	-9,007,563	-13,025,541	-17,084,530	-21,172,180	-25,241,331	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	11,354,404	9,812,548	8,277,400	6,740,527	5,203,585	3,673,422	2,150,035	633,426	-908,557	-2,455,649	-4,001,492	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	9,461,080	6,902,542	4,341,415	1,791,539	-793,187	-3,395,724	-6,026,271	-8,668,095	-11,334,912	-14,026,677	-16,706,246	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	14,984,194	14,240,620	13,500,260	12,763,116	12,029,189	11,298,476	10,570,978	9,846,696	9,125,629	8,407,778	7,693,142	35%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	6,908,295	6,814,624	6,721,354	6,628,485	6,536,017	6,443,951	6,352,287	6,261,024	6,170,162	6,079,703	5,989,643	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	4,362,274	4,050,007	3,739,078	3,429,486	3,121,233	2,814,318	2,508,741	2,204,502	1,901,602	1,600,039	1,299,815	30%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	9,225,426	8,489,636	7,757,027	7,027,597	6,301,347	5,578,278	4,858,388	4,141,678	3,428,149	2,717,799	2,010,629	45%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	10,821,078	9,518,527	8,221,617	6,930,347	5,644,718	4,364,729	3,090,381	1,813,720	535,506	-748,244	-2,034,371	15%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	10,841,525	8,748,688	6,664,970	4,590,371	2,504,442	422,194	-1,689,832	-3,815,992	-5,957,633	-8,114,447	-10,287,657	5%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	4,494,216	4,020,471	3,548,775	3,079,128	2,611,529	2,142,038	1,674,395	1,208,819	745,310	283,868	-178,185	15%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	11,978,993	10,677,835	9,380,910	8,089,624	6,803,979	5,523,974	4,249,611	2,980,886	1,712,393	439,870	-839,560	25%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	12,561,453	9,452,360	6,322,014	3,202,856	72,472	-3,108,915	-6,315,547	-9,538,061	-12,793,748	-16,085,735	-19,362,831	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	9,655,428	8,741,725	7,827,836	6,917,919	6,011,974	5,109,999	4,211,997	3,317,965	2,427,905	1,541,816	659,699	25%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	12,284,343	9,754,291	7,232,287	4,731,969	2,235,146	-257,649	-2,778,286	-5,298,110	-7,829,402	-10,371,248	-12,913,050	5%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	7,538,013	7,199,509	6,863,787	6,530,848	6,200,692	5,873,319	5,548,728	5,226,921	4,907,896	4,591,654	4,278,195	30%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	12,471,938	10,495,347	8,527,355	6,567,960	4,617,164	2,674,967	718,644	-1,250,146	-3,221,056	-5,196,219	-7,182,978	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	14,321,206	12,344,615	10,376,622	8,417,227	6,466,432	4,524,235	2,590,635	646,128	-1,314,924	-3,276,992	-5,247,762	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	14,829,805	13,574,751	12,325,127	11,080,935	9,842,174	8,608,843	7,380,943	6,158,475	4,941,439	3,719,955	2,503,061	35%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	8,254,684	4,887,540	1,521,070	-1,891,290	-5,346,586	-8,822,279	-12,333,552	-15,895,771	-19,495,034	-23,077,990	-26,644,636	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	33,494,954	29,769,461	26,060,093	22,348,398	18,639,842	14,947,548	11,245,691	7,547,952	3,838,778	124,515	-3,675,100	10%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	5,360,668	5,235,773	5,111,412	4,987,587	4,864,297	4,741,543	4,619,323	4,497,639	4,376,490	4,255,876	4,135,798	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	29,418,181	26,971,231	24,534,939	22,109,305	19,692,972	17,273,487	14,864,730	12,466,700	10,079,398	7,688,677	5,301,883	15%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	19,501,864	17,936,324	16,377,502	14,825,399	13,280,013	11,741,346	10,209,398	8,684,168	7,154,832	5,631,920	4,115,778	25%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	14,077,917	10,819,188	7,550,586	4,296,325	1,025,403	-2,277,961	-5,619,201	-8,970,098	-12,352,744	-15,781,384	-19,197,466	0%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	46,996,487	36,328,689	25,707,483	15,014,841	4,332,776	-6,525,504	-17,524,486	-28,622,240	-39,866,368	-51,305,045	-62,746,753	0%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	2,632,233	2,341,598	2,052,220	1,764,099	1,477,234	1,191,625	907,274	624,179	342,340	61,758	-220,888	30%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	5,775,811	5,298,106	4,822,450	4,348,842	3,877,283	3,407,772	2,940,310	2,474,895	2,011,530	1,548,831	1,085,435	25%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	10,011,315	7,340,571	4,662,570	1,981,910	-697,417	-3,433,029	-6,158,923	-8,917,654	-11,690,813	-14,476,507	-17,249,593	0%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	11,977,731	9,306,988	6,647,912	3,978,331	1,309,485	-1,375,220	-4,100,379	-6,828,446	-9,574,801	-12,355,421	-15,128,508	0%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	8,853,661	7,921,618	6,993,606	6,069,626	5,149,677	4,233,758	3,321,872	2,414,016	1,510,192	600,149	-311,047	20%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	12,753,931	10,269,715	7,781,234	5,290,628	2,810,972	329,302	-2,195,550	-4,721,101	-7,269,314	-9,831,460	-12,403,889	5%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	3,324,996	2,861,780	2,400,571	1,941,370	1,484,177	1,028,708	570,127	113,578	-346,141	-805,529	-1,262,855	15%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	3,886,747	3,346,324	2,808,243	2,272,504	1,739,108	1,207,838	672,823	140,178	-396,048	-932,006	-1,465,557	15%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	2,215,974	1,848,052	1,481,729	1,117,006	751,319	385,496	21,291	-346,504	-712,981	-1,077,815	-1,441,006	5%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	2,668,269	2,226,759	1,787,167	1,349,493	910,803	471,810	34,759	-406,460	-846,237	-1,284,043	-1,719,878	5%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	3,120,566	2,605,467	2,092,605	1,581,981	1,070,287	558,125	48,226	-466,416	-979,494	-1,490,273	-1,998,751	10%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	470,766	443,858	417,064	390,384	363,817	337,365	311,027	284,803	258,692	232,696	206,815	30%
2	Low density housing scheme (4 houses)	4	£608,869	942,412	888,596	835,007	781,647	728,514	675,610	622,933	570,485	518,265	466,272	414,508	30%
3	Low density housing scheme (9 houses)	9	£1,382,131	2,121,218	2,000,131	1,879,557	1,759,496	1,639,947	1,520,912	1,402,391	1,284,382	1,166,885	1,049,903	933,432	30%
4	Medium density flatted sheme (5 flats)	5	£202,956	690,814	636,126	581,673	527,454	473,470	419,720	366,203	312,921	259,873	207,061	154,481	45%
5	Medium density flatted scheme (7 flats)	7	£243,547	970,228	893,659	817,418	741,505	665,919	590,662	515,732	441,130	366,858	292,912	219,294	45%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,243,861	1,145,423	1,047,408	949,813	852,641	755,890	659,562	563,654	468,168	373,104	278,462	45%
7	Medium density flatted scheme (30 flats)	30	£913,303	3,827,349	3,519,095	3,212,163	2,906,552	2,602,261	2,299,292	1,997,645	1,697,317	1,398,312	1,100,627	804,264	45%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	8,495,867	7,790,939	7,089,036	6,390,156	5,694,298	5,001,464	4,311,655	3,624,868	2,941,105	2,260,365	1,582,649	40%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	16,827,210	14,959,762	13,100,377	11,249,055	9,405,794	7,570,547	5,725,146	3,887,888	2,058,775	237,805	-1,624,481	20%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	14,500,902	10,625,590	6,735,553	2,862,583	-1,057,432	-5,011,837	-9,007,563	-13,025,541	-17,084,530	-21,172,180	-25,241,331	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	11,354,404	9,812,548	8,277,400	6,740,527	5,203,585	3,673,422	2,150,035	633,426	-908,557	-2,455,649	-4,001,492	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	9,461,080	6,902,542	4,341,415	1,791,539	-793,187	-3,395,724	-6,026,271	-8,668,095	-11,334,912	-14,026,677	-16,706,246	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	14,984,194	14,240,620	13,500,260	12,763,116	12,029,189	11,298,476	10,570,978	9,846,696	9,125,629	8,407,778	7,693,142	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	6,908,295	6,814,624	6,721,354	6,628,485	6,536,017	6,443,951	6,352,287	6,261,024	6,170,162	6,079,703	5,989,643	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	4,362,274	4,050,007	3,739,078	3,429,486	3,121,233	2,814,318	2,508,741	2,204,502	1,901,602	1,600,039	1,299,815	45%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	9,225,426	8,489,636	7,757,027	7,027,597	6,301,347	5,578,278	4,858,388	4,141,678	3,428,149	2,717,799	2,010,629	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	10,821,078	9,518,527	8,221,617	6,930,347	5,644,718	4,364,729	3,090,381	1,813,720	535,506	-748,244	-2,034,371	20%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	10,841,525	8,748,688	6,664,970	4,590,371	2,504,442	422,194	-1,689,832	-3,815,992	-5,957,633	-8,114,447	-10,287,657	10%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	4,494,216	4,020,471	3,548,775	3,079,128	2,611,529	2,142,038	1,674,395	1,208,819	745,310	283,868	-178,185	25%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	11,978,993	10,677,835	9,380,910	8,089,624	6,803,979	5,523,974	4,249,611	2,980,886	1,712,393	439,870	-839,560	35%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	12,561,453	9,452,360	6,322,014	3,202,856	72,472	-3,108,915	-6,315,547	-9,538,061	-12,793,748	-16,085,735	-19,362,831	5%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	9,655,428	8,741,725	7,827,836	6,917,919	6,011,974	5,109,999	4,211,997	3,317,965	2,427,905	1,541,816	659,699	35%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	12,284,343	9,754,291	7,232,287	4,731,969	2,235,146	-257,649	-2,778,286	-5,298,110	-7,829,402	-10,371,248	-12,913,050	10%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	7,538,013	7,199,509	6,863,787	6,530,848	6,200,692	5,873,319	5,548,728	5,226,921	4,907,896	4,591,654	4,278,195	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	12,471,938	10,495,347	8,527,355	6,567,960	4,617,164	2,674,967	718,644	-1,250,146	-3,221,056	-5,196,219	-7,182,978	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	14,321,206	12,344,615	10,376,622	8,417,227	6,466,432	4,524,235	2,590,635	646,128	-1,314,924	-3,276,992	-5,247,762	5%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	14,829,805	13,574,751	12,325,127	11,080,935	9,842,174	8,608,843	7,380,943	6,158,475	4,941,439	3,719,955	2,503,061	45%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	8,254,684	4,887,540	1,521,070	-1,891,290	-5,346,586	-8,822,279	-12,333,552	-15,895,771	-19,495,034	-23,077,990	-26,644,636	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	33,494,954	29,769,461	26,060,093	22,348,398	18,639,842	14,947,548	11,245,691	7,547,952	3,838,778	124,515	-3,675,100	20%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	5,360,668	5,235,773	5,111,412	4,987,587	4,864,297	4,741,543	4,619,323	4,497,639	4,376,490	4,255,876	4,135,798	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	29,418,181	26,971,231	24,534,939	22,109,305	19,692,972	17,273,487	14,864,730	12,466,700	10,079,398	7,688,677	5,301,883	30%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	19,501,864	17,936,324	16,377,502	14,825,399	13,280,013	11,741,346	10,209,398	8,684,168	7,154,832	5,631,920	4,115,778	35%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	14,077,917	10,819,188	7,550,586	4,296,325	1,025,403	-2,277,961	-5,619,201	-8,970,098	-12,352,744	-15,781,384	-19,197,466	5%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	46,996,487	36,328,689	25,707,483	15,014,841	4,332,776	-6,525,504	-17,524,486	-28,622,240	-39,866,368	-51,305,045	-62,746,753	0%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	2,632,233	2,341,598	2,052,220	1,764,099	1,477,234	1,191,625	907,274	624,179	342,340	61,758	-220,888	35%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	5,775,811	5,298,106	4,822,450	4,348,842	3,877,283	3,407,772	2,940,310	2,474,895	2,011,530	1,548,831	1,085,435	35%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	10,011,315	7,340,571	4,662,570	1,981,910	-697,417	-3,433,029	-6,158,923	-8,917,654	-11,690,813	-14,476,507	-17,249,593	5%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	11,977,731	9,306,988	6,647,912	3,978,331	1,309,485	-1,375,220	-4,100,379	-6,828,446	-9,574,801	-12,355,421	-15,128,508	5%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	8,853,661	7,921,618	6,993,606	6,069,626	5,149,677	4,233,758	3,321,872	2,414,016	1,510,192	600,149	-311,047	30%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	12,753,931	10,269,715	7,781,234	5,290,628	2,810,972	329,302	-2,195,550	-4,721,101	-7,269,314	-9,831,460	-12,403,889	10%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	3,324,996	2,861,780	2,400,571	1,941,370	1,484,177	1,028,708	570,127	113,578	-346,141	-805,529	-1,262,855	20%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	3,886,747	3,346,324	2,808,243	2,272,504	1,739,108	1,207,838	672,823	140,178	-396,048	-932,006	-1,465,557	20%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	2,215,974	1,848,052	1,481,729	1,117,006	751,319	385,496	21,291	-346,504	-712,981	-1,077,815	-1,441,006	10%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	2,668,269	2,226,759	1,787,167	1,349,493	910,803	471,810	34,759	-406,460	-846,237	-1,284,043	-1,719,878	15%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	3,120,566	2,605,467	2,092,605	1,581,981	1,070,287	558,125	48,226	-466,416	-979,494	-1,490,273	-1,998,751	15%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	470,766	443,858	417,064	390,384	363,817	337,365	311,027	284,803	258,692	232,696	206,815	50%
2	Low density housing scheme (4 houses)	4	£50,000	942,412	888,596	835,007	781,647	728,514	675,610	622,933	570,485	518,265	466,272	414,508	50%
3	Low density housing scheme (9 houses)	9	£113,500	2,121,218	2,000,131	1,879,557	1,759,496	1,639,947	1,520,912	1,402,391	1,284,382	1,166,885	1,049,903	933,432	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	690,814	636,126	581,673	527,454	473,470	419,720	366,203	312,921	259,873	207,061	154,481	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	970,228	893,659	817,418	741,505	665,919	590,662	515,732	441,130	366,858	292,912	219,294	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,243,861	1,145,423	1,047,408	949,813	852,641	755,890	659,562	563,654	468,168	373,104	278,462	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	3,827,349	3,519,095	3,212,163	2,906,552	2,602,261	2,299,292	1,997,645	1,697,317	1,398,312	1,100,627	804,264	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	8,495,867	7,790,939	7,089,036	6,390,156	5,694,298	5,001,464	4,311,655	3,624,868	2,941,105	2,260,365	1,582,649	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	16,827,210	14,959,762	13,100,377	11,249,055	9,405,794	7,570,547	5,725,146	3,887,888	2,058,775	237,805	-1,624,481	40%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	14,500,902	10,625,590	6,735,553	2,862,583	-1,057,432	-5,011,837	-9,007,563	-13,025,541	-17,084,530	-21,172,180	-25,241,331	15%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	11,354,404	9,812,548	8,277,400	6,740,527	5,203,585	3,673,422	2,150,035	633,426	-908,557	-2,455,649	-4,001,492	30%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	9,461,080	6,902,542	4,341,415	1,791,539	-793,187	-3,395,724	-6,026,271	-8,668,095	-11,334,912	-14,026,677	-16,706,246	15%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	14,984,194	14,240,620	13,500,260	12,763,116	12,029,189	11,298,476	10,570,978	9,846,696	9,125,629	8,407,778	7,693,142	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	6,908,295	6,814,624	6,721,354	6,628,485	6,536,017	6,443,951	6,352,287	6,261,024	6,170,162	6,079,703	5,989,643	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	4,362,274	4,050,007	3,739,078	3,429,486	3,121,233	2,814,318	2,508,741	2,204,502	1,901,602	1,600,039	1,299,815	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	9,225,426	8,489,636	7,757,027	7,027,597	6,301,347	5,578,278	4,858,388	4,141,678	3,428,149	2,717,799	2,010,629	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	10,821,078	9,518,527	8,221,617	6,930,347	5,644,718	4,364,729	3,090,381	1,813,720	535,506	-748,244	-2,034,371	40%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	10,841,525	8,748,688	6,664,970	4,590,371	2,504,442	422,194	-1,689,832	-3,815,992	-5,957,633	-8,114,447	-10,287,657	25%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	4,494,216	4,020,471	3,548,775	3,079,128	2,611,529	2,142,038	1,674,395	1,208,819	745,310	283,868	-178,185	45%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	11,978,993	10,677,835	9,380,910	8,089,624	6,803,979	5,523,974	4,249,611	2,980,886	1,712,393	439,870	-839,560	45%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	12,561,453	9,452,360	6,322,014	3,202,856	72,472	-3,108,915	-6,315,547	-9,538,061	-12,793,748	-16,085,735	-19,362,831	15%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	9,655,428	8,741,725	7,827,836	6,917,919	6,011,974	5,109,999	4,211,997	3,317,965	2,427,905	1,541,816	659,699	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	12,284,343	9,754,291	7,232,287	4,731,969	2,235,146	-257,649	-2,778,286	-5,298,110	-7,829,402	-10,371,248	-12,913,050	20%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	7,538,013	7,199,509	6,863,787	6,530,848	6,200,692	5,873,319	5,548,728	5,226,921	4,907,896	4,591,654	4,278,195	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	12,471,938	10,495,347	8,527,355	6,567,960	4,617,164	2,674,967	718,644	-1,250,146	-3,221,056	-5,196,219	-7,182,978	25%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	14,321,206	12,344,615	10,376,622	8,417,227	6,466,432	4,524,235	2,590,635	646,128	-1,314,924	-3,276,992	-5,247,762	30%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	14,829,805	13,574,751	12,325,127	11,080,935	9,842,174	8,608,843	7,380,943	6,158,475	4,941,439	3,719,955	2,503,061	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	8,254,684	4,887,540	1,521,070	-1,891,290	-5,346,586	-8,822,279	-12,333,552	-15,895,771	-19,495,034	-23,077,990	-26,644,636	5%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	33,494,954	29,769,461	26,060,093	22,348,398	18,639,842	14,947,548	11,245,691	7,547,952	3,838,778	124,515	-3,675,100	40%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	5,360,668	5,235,773	5,111,412	4,987,587	4,864,297	4,741,543	4,619,323	4,497,639	4,376,490	4,255,876	4,135,798	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	29,418,181	26,971,231	24,534,939	22,109,305	19,692,972	17,273,487	14,864,730	12,466,700	10,079,398	7,688,677	5,301,883	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	19,501,864	17,936,324	16,377,502	14,825,399	13,280,013	11,741,346	10,209,398	8,684,168	7,154,832	5,631,920	4,115,778	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	14,077,917	10,819,188	7,550,586	4,296,325	1,025,403	-2,277,961	-5,619,201	-8,970,098	-12,352,744	-15,781,384	-19,197,466	20%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	46,996,487	36,328,689	25,707,483	15,014,841	4,332,776	-6,525,504	-17,524,486	-28,622,240	-39,866,368	-51,305,045	-62,746,753	15%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	2,632,233	2,341,598	2,052,220	1,764,099	1,477,234	1,191,625	907,274	624,179	342,340	61,758	-220,888	45%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	5,775,811	5,298,106	4,822,450	4,348,842	3,877,283	3,407,772	2,940,310	2,474,895	2,011,530	1,548,831	1,085,435	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	10,011,315	7,340,571	4,662,570	1,981,910	-697,417	-3,433,029	-6,158,923	-8,917,654	-11,690,813	-14,476,507	-17,249,593	15%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	11,977,731	9,306,988	6,647,912	3,978,331	1,309,485	-1,375,220	-4,100,379	-6,828,446	-9,574,801	-12,355,421	-15,128,508	20%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	8,853,661	7,921,618	6,993,606	6,069,626	5,149,677	4,233,758	3,321,872	2,414,016	1,510,192	600,149	-311,047	45%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	12,753,931	10,269,715	7,781,234	5,290,628	2,810,972	329,302	-2,195,550	-4,721,101	-7,269,314	-9,831,460	-12,403,889	20%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	3,324,996	2,861,780	2,400,571	1,941,370	1,484,177	1,028,708	570,127	113,578	-346,141	-805,529	-1,262,855	35%
44	High density retirement flatted scheme (70 flats)	70	£100,000	3,886,747	3,346,324	2,808,243	2,272,504	1,739,108	1,207,838	672,823	140,178	-396,048	-932,006	-1,465,557	35%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	2,215,974	1,848,052	1,481,729	1,117,006	751,319	385,496	21,291	-346,504	-712,981	-1,077,815	-1,441,006	25%
47	High density extracare flatted scheme (60 flats)	60	£100,000	2,668,269	2,226,759	1,787,167	1,349,493	910,803	471,810	34,759	-406,460	-846,237	-1,284,043	-1,719,878	25%
48	High density extracare flatted scheme (70 flats)	70	£100,000	3,120,566	2,605,467	2,092,605	1,581,981	1,070,287	558,125	48,226	-466,416	-979,494	-1,490,273	-1,998,751	25%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £8,806 psm AH tenure Rented 70% LLR 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	561,249	529,628	498,140	466,786	435,566	404,481	373,529	342,710	312,027	281,476	251,060	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,123,376	1,060,133	997,158	934,451	872,012	809,840	747,937	686,301	624,932	563,832	502,999	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	2,528,387	2,386,092	2,244,398	2,103,306	1,962,817	1,822,931	1,683,648	1,544,966	1,406,889	1,269,413	1,132,539	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	883,089	818,385	753,959	689,810	625,936	562,339	499,019	435,976	373,208	310,718	248,504	25%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,239,413	1,148,821	1,058,618	968,801	879,372	790,329	701,674	613,406	525,526	438,033	350,926	30%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,589,955	1,473,489	1,357,522	1,242,052	1,127,080	1,012,606	898,630	785,151	672,171	559,687	447,702	25%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	4,935,709	4,570,719	4,206,242	3,843,329	3,481,983	3,122,201	2,763,984	2,407,332	2,052,245	1,698,724	1,346,768	35%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	11,108,378	10,267,366	9,429,952	8,596,136	7,765,918	6,939,297	6,116,276	5,296,852	4,481,027	3,668,799	2,860,170	30%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	24,181,661	21,944,769	19,717,495	17,491,842	15,268,349	13,054,544	10,850,430	8,656,003	6,471,266	4,275,844	2,087,686	0%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	29,919,969	25,300,428	20,700,947	16,074,310	11,466,165	6,841,523	2,217,281	-2,480,916	-7,236,206	-12,038,401	-16,911,421	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	17,459,794	15,599,910	13,748,077	11,904,297	10,068,569	8,240,893	6,421,270	4,592,051	2,769,545	955,178	-879,159	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	20,091,045	17,024,324	13,967,740	10,895,662	7,837,055	4,767,398	1,698,452	-1,413,121	-4,563,472	-7,742,913	-10,967,865	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	17,745,111	16,857,721	15,974,154	15,094,410	14,218,488	13,346,389	12,478,113	11,613,659	10,753,028	9,896,220	9,043,234	10%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,243,410	7,132,282	7,021,630	6,911,452	6,801,750	6,692,523	6,583,771	6,475,494	6,367,692	6,260,366	6,153,515	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	5,479,323	5,108,869	4,739,998	4,372,711	4,007,008	3,642,890	3,280,355	2,919,403	2,560,036	2,202,253	1,846,052	20%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	11,921,391	11,047,201	10,174,641	9,305,854	8,440,842	7,579,602	6,722,137	5,868,444	5,018,526	4,172,379	3,330,008	40%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	15,782,179	14,231,463	12,687,434	11,150,092	9,611,907	8,075,715	6,546,264	5,023,554	3,507,584	1,997,939	476,931	15%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	19,030,617	16,544,340	14,056,761	11,580,011	9,112,931	6,631,112	4,160,240	1,678,656	-814,110	-3,356,673	-5,916,201	10%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	6,250,535	5,685,305	5,122,510	4,562,148	4,004,222	3,448,731	2,895,674	2,345,052	1,793,418	1,242,482	694,004	15%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	16,924,079	15,373,348	13,829,304	12,291,946	10,761,275	9,234,961	7,705,494	6,182,768	4,666,783	3,157,539	1,653,786	30%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	24,882,268	21,166,308	17,466,480	13,758,520	10,051,618	6,344,699	2,624,779	-1,128,685	-4,941,158	-8,791,516	-12,698,904	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	13,073,596	11,983,540	10,898,184	9,817,523	8,741,560	7,670,294	6,599,601	5,530,083	4,465,299	3,405,245	2,349,923	20%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	22,261,282	19,231,353	16,211,174	13,204,374	10,223,349	7,247,188	4,284,486	1,327,682	-1,646,280	-4,655,727	-7,676,406	10%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	8,741,465	8,337,847	7,937,532	7,540,519	7,146,810	6,756,403	6,369,300	5,985,500	5,605,002	5,227,808	4,853,916	0%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	20,194,203	17,833,997	15,484,005	13,144,228	10,793,508	8,452,439	6,121,681	3,801,235	1,485,085	-858,095	-3,213,327	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	22,015,679	19,655,472	17,305,480	14,965,703	12,636,141	10,301,706	7,970,949	5,650,503	3,340,369	1,032,286	-1,307,196	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	19,573,997	18,071,819	16,576,116	15,086,886	13,604,132	12,127,852	10,658,047	9,194,718	7,737,862	6,287,481	4,843,575	30%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	21,969,692	17,971,547	13,979,653	9,971,254	5,958,688	1,934,922	-2,157,600	-6,310,853	-10,511,984	-14,788,377	-19,125,537	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	47,785,130	43,315,267	38,864,670	34,433,341	30,021,278	25,628,484	21,254,955	16,870,014	12,495,245	8,103,703	3,704,753	0%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	5,807,488	5,659,317	5,511,780	5,364,877	5,218,607	5,072,971	4,927,969	4,783,600	4,639,864	4,496,762	4,354,294	0%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	38,984,963	36,051,817	33,131,378	30,220,502	27,311,492	24,415,254	21,531,785	18,661,089	15,803,163	12,940,267	10,087,605	5%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	25,435,968	23,561,322	21,694,699	19,836,100	17,985,525	16,142,973	14,308,446	12,481,943	10,663,463	8,853,006	7,050,574	15%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	27,034,775	23,150,055	19,274,897	15,384,879	11,511,904	7,628,248	3,743,509	-162,846	-4,138,315	-8,146,694	-12,209,147	5%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	89,495,123	76,730,488	64,021,278	51,367,492	38,754,215	26,067,400	13,350,532	568,310	-12,518,213	-25,783,548	-39,271,844	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	3,706,449	3,359,859	3,014,762	2,671,158	2,329,046	1,988,428	1,649,302	1,311,668	975,528	640,880	307,726	35%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	7,532,131	6,962,940	6,396,185	5,831,863	5,269,976	4,710,525	4,153,507	3,598,925	3,046,778	2,497,065	1,949,787	15%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	20,653,318	17,458,813	14,278,181	11,086,118	7,899,038	4,721,568	1,521,906	-1,697,741	-4,965,154	-8,256,842	-11,583,268	5%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	22,590,181	19,395,677	16,215,045	13,048,287	9,865,455	6,692,401	3,518,326	332,869	-2,907,345	-6,167,635	-9,462,182	5%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	12,337,010	11,223,520	10,114,827	9,010,933	7,911,836	6,817,536	5,728,034	4,643,329	3,563,422	2,488,313	1,418,001	20%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	22,544,185	19,575,739	16,610,662	13,640,019	10,682,364	7,737,697	4,772,960	1,819,860	-1,164,728	-4,177,955	-7,226,059	10%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	5,102,573	4,546,763	3,993,352	3,442,340	2,893,727	2,347,512	1,803,698	1,262,282	721,479	178,280	-368,023	15%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	5,960,586	5,312,137	4,666,487	4,023,635	3,383,582	2,746,328	2,111,873	1,480,217	849,392	215,654	-421,586	20%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	3,644,383	3,202,057	2,761,643	2,323,141	1,886,554	1,451,880	1,019,119	585,647	151,463	-285,069	-721,945	5%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	4,382,362	3,851,565	3,323,063	2,796,856	2,272,947	1,751,332	1,232,014	711,981	190,955	-332,748	-857,006	10%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	5,120,341	4,501,073	3,884,483	3,270,572	2,659,339	2,050,784	1,444,909	838,315	230,447	-380,427	-992,066	15%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	561,249	529,628	498,140	466,786	435,566	404,481	373,529	342,710	312,027	281,476	251,060	15%
2	Low density housing scheme (4 houses)	4	£917,161	1,123,376	1,060,133	997,158	934,451	872,012	809,840	747,937	686,301	624,932	563,832	502,999	15%
3	Low density housing scheme (9 houses)	9	£2,081,956	2,528,387	2,386,092	2,244,398	2,103,306	1,962,817	1,822,931	1,683,648	1,544,966	1,406,889	1,269,413	1,132,539	15%
4	Medium density flatted sheme (5 flats)	5	£305,720	883,089	818,385	753,959	689,810	625,936	562,339	499,019	435,976	373,208	310,718	248,504	45%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,239,413	1,148,821	1,058,618	968,801	879,372	790,329	701,674	613,406	525,526	438,033	350,926	45%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,589,955	1,473,489	1,357,522	1,242,052	1,127,080	1,012,606	898,630	785,151	672,171	559,687	447,702	45%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	4,935,709	4,570,719	4,206,242	3,843,329	3,481,983	3,122,201	2,763,984	2,407,332	2,052,245	1,698,724	1,346,768	45%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	11,108,378	10,267,366	9,429,952	8,596,136	7,765,918	6,939,297	6,116,276	5,296,852	4,481,027	3,668,799	2,860,170	45%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	24,181,661	21,944,769	19,717,495	17,491,842	15,268,349	13,054,544	10,850,430	8,656,003	6,471,266	4,275,844	2,087,686	20%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	29,919,969	25,300,428	20,700,947	16,074,310	11,466,165	6,841,523	2,217,281	-2,480,916	-7,236,206	-12,038,401	-16,911,421	5%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	17,459,794	15,599,910	13,748,077	11,904,297	10,068,569	8,240,893	6,421,270	4,592,051	2,769,545	955,178	-879,159	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	20,091,045	17,024,324	13,967,740	10,895,662	7,837,055	4,767,398	1,698,452	-1,413,121	-4,563,472	-7,742,913	-10,967,865	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	17,745,111	16,857,721	15,974,154	15,094,410	14,218,488	13,346,389	12,478,113	11,613,659	10,753,028	9,896,220	9,043,234	45%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,243,410	7,132,282	7,021,630	6,911,452	6,801,750	6,692,523	6,583,771	6,475,494	6,367,692	6,260,366	6,153,515	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	5,479,323	5,108,869	4,739,998	4,372,711	4,007,008	3,642,890	3,280,355	2,919,403	2,560,036	2,202,253	1,846,052	40%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	11,921,391	11,047,201	10,174,641	9,305,854	8,440,842	7,579,602	6,722,137	5,868,444	5,018,526	4,172,379	3,330,008	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	15,782,179	14,231,463	12,687,434	11,150,092	9,611,907	8,075,715	6,546,264	5,023,554	3,507,584	1,997,939	476,931	25%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	19,030,617	16,544,340	14,056,761	11,580,011	9,112,931	6,631,112	4,160,240	1,678,656	-814,110	-3,356,673	-5,916,201	20%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	6,250,535	5,685,305	5,122,510	4,562,148	4,004,222	3,448,731	2,895,674	2,345,052	1,793,418	1,242,482	694,004	30%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	16,924,079	15,373,348	13,829,304	12,291,946	10,761,275	9,234,961	7,705,494	6,182,768	4,666,783	3,157,539	1,653,786	40%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	24,882,268	21,166,308	17,466,480	13,758,520	10,051,618	6,344,699	2,624,779	-1,128,685	-4,941,158	-8,791,516	-12,698,904	10%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	13,073,596	11,983,540	10,898,184	9,817,523	8,741,560	7,670,294	6,599,601	5,530,083	4,465,299	3,405,245	2,349,923	35%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	22,261,282	19,231,353	16,211,174	13,204,374	10,223,349	7,247,188	4,284,486	1,327,682	-1,646,280	-4,655,727	-7,676,406	20%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	8,741,465	8,337,847	7,937,532	7,540,519	7,146,810	6,756,403	6,369,300	5,985,500	5,605,002	5,227,808	4,853,916	40%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	20,194,203	17,833,997	15,484,005	13,144,228	10,793,508	8,452,439	6,121,681	3,801,235	1,485,085	-858,095	-3,213,327	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	22,015,679	19,655,472	17,305,480	14,965,703	12,636,141	10,301,706	7,970,949	5,650,503	3,340,369	1,032,286	-1,307,196	10%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	19,573,997	18,071,819	16,576,116	15,086,886	13,604,132	12,127,852	10,658,047	9,194,718	7,737,862	6,287,481	4,843,575	45%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	21,969,692	17,971,547	13,979,653	9,971,254	5,958,688	1,934,922	-2,157,600	-6,310,853	-10,511,984	-14,788,377	-19,125,537	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	47,785,130	43,315,267	38,864,670	34,433,341	30,021,278	25,628,484	21,254,955	16,870,014	12,495,245	8,103,703	3,704,753	20%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	5,807,488	5,659,317	5,511,780	5,364,877	5,218,607	5,072,971	4,927,969	4,783,600	4,639,864	4,496,762	4,354,294	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	38,984,963	36,051,817	33,131,378	30,220,502	27,311,492	24,415,254	21,531,785	18,661,089	15,803,163	12,940,267	10,087,605	30%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	25,435,968	23,561,322	21,694,699	19,836,100	17,985,525	16,142,973	14,308,446	12,481,943	10,663,463	8,853,006	7,050,574	35%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	27,034,775	23,150,055	19,274,897	15,384,879	11,511,904	7,628,248	3,743,509	-162,846	-4,138,315	-8,146,694	-12,209,147	15%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	89,495,123	76,730,488	64,021,278	51,367,492	38,754,215	26,067,400	13,350,532	568,310	-12,518,213	-25,783,548	-39,271,844	0%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	3,706,449	3,359,859	3,014,762	2,671,158	2,329,046	1,988,428	1,649,302	1,311,668	975,528	640,880	307,726	40%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	7,532,131	6,962,940	6,396,185	5,831,863	5,269,976	4,710,525	4,153,507	3,598,925	3,046,778	2,497,065	1,949,787	35%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	20,653,318	17,458,813	14,278,181	11,086,118	7,899,038	4,721,568	1,521,906	-1,697,741	-4,965,154	-8,256,842	-11,583,268	15%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	22,590,181	19,395,677	16,215,045	13,048,287	9,865,455	6,692,401	3,518,326	332,869	-2,907,345	-6,167,635	-9,462,182	15%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	12,337,010	11,223,520	10,114,827	9,010,933	7,911,836	6,817,536	5,728,034	4,643,329	3,563,422	2,488,313	1,418,001	35%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	22,544,185	19,575,739	16,610,662	13,640,019	10,682,364	7,737,697	4,772,960	1,819,860	-1,164,728	-4,177,955	-7,226,059	20%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	5,102,573	4,546,763	3,993,352	3,442,340	2,893,727	2,347,512	1,803,698	1,262,282	721,479	178,280	-368,023	25%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	5,960,586	5,312,137	4,666,487	4,023,635	3,383,582	2,746,328	2,111,873	1,480,217	849,392	215,654	-421,586	30%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	3,644,383	3,202,057	2,761,643	2,323,141	1,886,554	1,451,880	1,019,119	585,647	151,463	-285,069	-721,945	20%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	4,382,362	3,851,565	3,323,063	2,796,856	2,272,947	1,751,332	1,232,014	711,981	190,955	-332,748	-857,006	20%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	5,120,341	4,501,073	3,884,483	3,270,572	2,659,339	2,050,784	1,444,909	838,315	230,447	-380,427	-992,066	25%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	561,249	529,628	498,140	466,786	435,566	404,481	373,529	342,710	312,027	281,476	251,060	40%
2	Low density housing scheme (4 houses)	4	£608,869	1,123,376	1,060,133	997,158	934,451	872,012	809,840	747,937	686,301	624,932	563,832	502,999	40%
3	Low density housing scheme (9 houses)	9	£1,382,131	2,528,387	2,386,092	2,244,398	2,103,306	1,962,817	1,822,931	1,683,648	1,544,966	1,406,889	1,269,413	1,132,539	40%
4	Medium density flatted sheme (5 flats)	5	£202,956	883,089	818,385	753,959	689,810	625,936	562,339	499,019	435,976	373,208	310,718	248,504	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,239,413	1,148,821	1,058,618	968,801	879,372	790,329	701,674	613,406	525,526	438,033	350,926	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,589,955	1,473,489	1,357,522	1,242,052	1,127,080	1,012,606	898,630	785,151	672,171	559,687	447,702	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	4,935,709	4,570,719	4,206,242	3,843,329	3,481,983	3,122,201	2,763,984	2,407,332	2,052,245	1,698,724	1,346,768	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	11,108,378	10,267,366	9,429,952	8,596,136	7,765,918	6,939,297	6,116,276	5,296,852	4,481,027	3,668,799	2,860,170	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	24,181,661	21,944,769	19,717,495	17,491,842	15,268,349	13,054,544	10,850,430	8,656,003	6,471,266	4,275,844	2,087,686	30%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	29,919,969	25,300,428	20,700,947	16,074,310	11,466,165	6,841,523	2,217,281	-2,480,916	-7,236,206	-12,038,401	-16,911,421	15%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	17,459,794	15,599,910	13,748,077	11,904,297	10,068,569	8,240,893	6,421,270	4,592,051	2,769,545	955,178	-879,159	10%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	20,091,045	17,024,324	13,967,740	10,895,662	7,837,055	4,767,398	1,698,452	-1,413,121	-4,563,472	-7,742,913	-10,967,865	10%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	17,745,111	16,857,721	15,974,154	15,094,410	14,218,488	13,346,389	12,478,113	11,613,659	10,753,028	9,896,220	9,043,234	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,243,410	7,132,282	7,021,630	6,911,452	6,801,750	6,692,523	6,583,771	6,475,494	6,367,692	6,260,366	6,153,515	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	5,479,323	5,108,869	4,739,998	4,372,711	4,007,008	3,642,890	3,280,355	2,919,403	2,560,036	2,202,253	1,846,052	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	11,921,391	11,047,201	10,174,641	9,305,854	8,440,842	7,579,602	6,722,137	5,868,444	5,018,526	4,172,379	3,330,008	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	15,782,179	14,231,463	12,687,434	11,150,092	9,611,907	8,075,715	6,546,264	5,023,554	3,507,584	1,997,939	476,931	35%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	19,030,617	16,544,340	14,056,761	11,580,011	9,112,931	6,631,112	4,160,240	1,678,656	-814,110	-3,356,673	-5,916,201	25%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	6,250,535	5,685,305	5,122,510	4,562,148	4,004,222	3,448,731	2,895,674	2,345,052	1,793,418	1,242,482	694,004	40%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	16,924,079	15,373,348	13,829,304	12,291,946	10,761,275	9,234,961	7,705,494	6,182,768	4,666,783	3,157,539	1,653,786	45%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	24,882,268	21,166,308	17,466,480	13,758,520	10,051,618	6,344,699	2,624,779	-1,128,685	-4,941,158	-8,791,516	-12,698,904	20%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	13,073,596	11,983,540	10,898,184	9,817,523	8,741,560	7,670,294	6,599,601	5,530,083	4,465,299	3,405,245	2,349,923	45%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	22,261,282	19,231,353	16,211,174	13,204,374	10,223,349	7,247,188	4,284,486	1,327,682	-1,646,280	-4,655,727	-7,676,406	25%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	8,741,465	8,337,847	7,937,532	7,540,519	7,146,810	6,756,403	6,369,300	5,985,500	5,605,002	5,227,808	4,853,916	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	20,194,203	17,833,997	15,484,005	13,144,228	10,793,508	8,452,439	6,121,681	3,801,235	1,485,085	-858,095	-3,213,327	10%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	22,015,679	19,655,472	17,305,480	14,965,703	12,636,141	10,301,706	7,970,949	5,650,503	3,340,369	1,032,286	-1,307,196	20%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	19,573,997	18,071,819	16,576,116	15,086,886	13,604,132	12,127,852	10,658,047	9,194,718	7,737,862	6,287,481	4,843,575	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	21,969,692	17,971,547	13,979,653	9,971,254	5,958,688	1,934,922	-2,157,600	-6,310,853	-10,511,984	-14,788,377	-19,125,537	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	47,785,130	43,315,267	38,864,670	34,433,341	30,021,278	25,628,484	21,254,955	16,870,014	12,495,245	8,103,703	3,704,753	30%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	5,807,488	5,659,317	5,511,780	5,364,877	5,218,607	5,072,971	4,927,969	4,783,600	4,639,864	4,496,762	4,354,294	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	38,984,963	36,051,817	33,131,378	30,220,502	27,311,492	24,415,254	21,531,785	18,661,089	15,803,163	12,940,267	10,087,605	40%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	25,435,968	23,561,322	21,694,699	19,836,100	17,985,525	16,142,973	14,308,446	12,481,943	10,663,463	8,853,006	7,050,574	45%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	27,034,775	23,150,055	19,274,897	15,384,879	11,511,904	7,628,248	3,743,509	-162,846	-4,138,315	-8,146,694	-12,209,147	20%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	89,495,123	76,730,488	64,021,278	51,367,492	38,754,215	26,067,400	13,350,532	568,310	-12,518,213	-25,783,548	-39,271,844	5%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	3,706,449	3,359,859	3,014,762	2,671,158	2,329,046	1,988,428	1,649,302	1,311,668	975,528	640,880	307,726	45%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	7,532,131	6,962,940	6,396,185	5,831,863	5,269,976	4,710,525	4,153,507	3,598,925	3,046,778	2,497,065	1,949,787	45%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	20,653,318	17,458,813	14,278,181	11,086,118	7,899,038	4,721,568	1,521,906	-1,697,741	-4,965,154	-8,256,842	-11,583,268	20%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	22,590,181	19,395,677	16,215,045	13,048,287	9,865,455	6,692,401	3,518,326	332,869	-2,907,345	-6,167,635	-9,462,182	20%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	12,337,010	11,223,520	10,114,827	9,010,933	7,911,836	6,817,536	5,728,034	4,643,329	3,563,422	2,488,313	1,418,001	40%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	22,544,185	19,575,739	16,610,662	13,640,019	10,682,364	7,737,697	4,772,960	1,819,860	-1,164,728	-4,177,955	-7,226,059	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	5,102,573	4,546,763	3,993,352	3,442,340	2,893,727	2,347,512	1,803,698	1,262,282	721,479	178,280	-368,023	35%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	5,960,586	5,312,137	4,666,487	4,023,635	3,383,582	2,746,328	2,111,873	1,480,217	849,392	215,654	-421,586	35%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	3,644,383	3,202,057	2,761,643	2,323,141	1,886,554	1,451,880	1,019,119	585,647	151,463	-285,069	-721,945	25%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	4,382,362	3,851,565	3,323,063	2,796,856	2,272,947	1,751,332	1,232,014	711,981	190,955	-332,748	-857,006	30%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	5,120,341	4,501,073	3,884,483	3,270,572	2,659,339	2,050,784	1,444,909	838,315	230,447	-380,427	-992,066	30%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	561,249	529,628	498,140	466,786	435,566	404,481	373,529	342,710	312,027	281,476	251,060	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,123,376	1,060,133	997,158	934,451	872,012	809,840	747,937	686,301	624,932	563,832	502,999	50%
3	Low density housing scheme (9 houses)	9	£113,500	2,528,387	2,386,092	2,244,398	2,103,306	1,962,817	1,822,931	1,683,648	1,544,966	1,406,889	1,269,413	1,132,539	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	883,089	818,385	753,959	689,810	625,936	562,339	499,019	435,976	373,208	310,718	248,504	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,239,413	1,148,821	1,058,618	968,801	879,372	790,329	701,674	613,406	525,526	438,033	350,926	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,589,955	1,473,489	1,357,522	1,242,052	1,127,080	1,012,606	898,630	785,151	672,171	559,687	447,702	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	4,935,709	4,570,719	4,206,242	3,843,329	3,481,983	3,122,201	2,763,984	2,407,332	2,052,245	1,698,724	1,346,768	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	11,108,378	10,267,366	9,429,952	8,596,136	7,765,918	6,939,297	6,116,276	5,296,852	4,481,027	3,668,799	2,860,170	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	24,181,661	21,944,769	19,717,495	17,491,842	15,268,349	13,054,544	10,850,430	8,656,003	6,471,266	4,275,844	2,087,686	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	29,919,969	25,300,428	20,700,947	16,074,310	11,466,165	6,841,523	2,217,281	-2,480,916	-7,236,206	-12,038,401	-16,911,421	30%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	17,459,794	15,599,910	13,748,077	11,904,297	10,068,569	8,240,893	6,421,270	4,592,051	2,769,545	955,178	-879,159	40%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	20,091,045	17,024,324	13,967,740	10,895,662	7,837,055	4,767,398	1,698,452	-1,413,121	-4,563,472	-7,742,913	-10,967,865	30%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	17,745,111	16,857,721	15,974,154	15,094,410	14,218,488	13,346,389	12,478,113	11,613,659	10,753,028	9,896,220	9,043,234	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,243,410	7,132,282	7,021,630	6,911,452	6,801,750	6,692,523	6,583,771	6,475,494	6,367,692	6,260,366	6,153,515	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	5,479,323	5,108,869	4,739,998	4,372,711	4,007,008	3,642,890	3,280,355	2,919,403	2,560,036	2,202,253	1,846,052	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	11,921,391	11,047,201	10,174,641	9,305,854	8,440,842	7,579,602	6,722,137	5,868,444	5,018,526	4,172,379	3,330,008	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	15,782,179	14,231,463	12,687,434	11,150,092	9,611,907	8,075,715	6,546,264	5,023,554	3,507,584	1,997,939	476,931	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	19,030,617	16,544,340	14,056,761	11,580,011	9,112,931	6,631,112	4,160,240	1,678,656	-814,110	-3,356,673	-5,916,201	35%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	6,250,535	5,685,305	5,122,510	4,562,148	4,004,222	3,448,731	2,895,674	2,345,052	1,793,418	1,242,482	694,004	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	16,924,079	15,373,348	13,829,304	12,291,946	10,761,275	9,234,961	7,705,494	6,182,768	4,666,783	3,157,539	1,653,786	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	24,882,268	21,166,308	17,466,480	13,758,520	10,051,618	6,344,699	2,624,779	-1,128,685	-4,941,158	-8,791,516	-12,698,904	30%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	13,073,596	11,983,540	10,898,184	9,817,523	8,741,560	7,670,294	6,599,601	5,530,083	4,465,299	3,405,245	2,349,923	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	22,261,282	19,231,353	16,211,174	13,204,374	10,223,349	7,247,188	4,284,486	1,327,682	-1,646,280	-4,655,727	-7,676,406	35%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	8,741,465	8,337,847	7,937,532	7,540,519	7,146,810	6,756,403	6,369,300	5,985,500	5,605,002	5,227,808	4,853,916	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	20,194,203	17,833,997	15,484,005	13,144,228	10,793,508	8,452,439	6,121,681	3,801,235	1,485,085	-858,095	-3,213,327	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	22,015,679	19,655,472	17,305,480	14,965,703	12,636,141	10,301,706	7,970,949	5,650,503	3,340,369	1,032,286	-1,307,196	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	19,573,997	18,071,819	16,576,116	15,086,886	13,604,132	12,127,852	10,658,047	9,194,718	7,737,862	6,287,481	4,843,575	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	21,969,692	17,971,547	13,979,653	9,971,254	5,958,688	1,934,922	-2,157,600	-6,310,853	-10,511,984	-14,788,377	-19,125,537	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	47,785,130	43,315,267	38,864,670	34,433,341	30,021,278	25,628,484	21,254,955	16,870,014	12,495,245	8,103,703	3,704,753	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	5,807,488	5,659,317	5,511,780	5,364,877	5,218,607	5,072,971	4,927,969	4,783,600	4,639,864	4,496,762	4,354,294	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	38,984,963	36,051,817	33,131,378	30,220,502	27,311,492	24,415,254	21,531,785	18,661,089	15,803,163	12,940,267	10,087,605	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	25,435,968	23,561,322	21,694,699	19,836,100	17,985,525	16,142,973	14,308,446	12,481,943	10,663,463	8,853,006	7,050,574	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	27,034,775	23,150,055	19,274,897	15,384,879	11,511,904	7,628,248	3,743,509	-162,846	-4,138,315	-8,146,694	-12,209,147	30%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	89,495,123	76,730,488	64,021,278	51,367,492	38,754,215	26,067,400	13,350,532	568,310	-12,518,213	-25,783,548	-39,271,844	30%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	3,706,449	3,359,859	3,014,762	2,671,158	2,329,046	1,988,428	1,649,302	1,311,668	975,528	640,880	307,726	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	7,532,131	6,962,940	6,396,185	5,831,863	5,269,976	4,710,525	4,153,507	3,598,925	3,046,778	2,497,065	1,949,787	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	20,653,318	17,458,813	14,278,181	11,086,118	7,899,038	4,721,568	1,521,906	-1,697,741	-4,965,154	-8,256,842	-11,583,268	30%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	22,590,181	19,395,677	16,215,045	13,048,287	9,865,455	6,692,401	3,518,326	332,869	-2,907,345	-6,167,635	-9,462,182	30%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	12,337,010	11,223,520	10,114,827	9,010,933	7,911,836	6,817,536	5,728,034	4,643,329	3,563,422	2,488,313	1,418,001	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	22,544,185	19,575,739	16,610,662	13,640,019	10,682,364	7,737,697	4,772,960	1,819,860	-1,164,728	-4,177,955	-7,226,059	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	5,102,573	4,546,763	3,993,352	3,442,340	2,893,727	2,347,512	1,803,698	1,262,282	721,479	178,280	-368,023	45%
44	High density retirement flatted scheme (70 flats)	70	£100,000	5,960,586	5,312,137	4,666,487	4,023,635	3,383,582	2,746,328	2,111,873	1,480,217	849,392	215,654	-421,586	45%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	3,644,383	3,202,057	2,761,643	2,323,141	1,886,554	1,451,880	1,019,119	585,647	151,463	-285,069	-721,945	40%
47	High density extracare flatted scheme (60 flats)	60	£100,000	4,382,362	3,851,565	3,323,063	2,796,856	2,272,947	1,751,332	1,232,014	711,981	190,955	-332,748	-857,006	40%
48	High density extracare flatted scheme (70 flats)	70	£100,000	5,120,341	4,501,073	3,884,483	3,270,572	2,659,339	2,050,784	1,444,909	838,315	230,447	-380,427	-992,066	40%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £9,583 psm AH tenure Rented 70% LLR 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
									Residual land values						
1	Low density housing scheme (2 houses)	2	£771,878	651,731	615,396	579,216	543,188	507,316	471,596	436,031	400,618	365,361	330,256	295,306	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,304,341	1,231,672	1,159,310	1,087,255	1,015,509	944,070	872,939	802,116	731,600	661,392	591,491	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	2,935,558	2,772,051	2,609,237	2,447,116	2,285,687	2,124,950	1,964,905	1,805,551	1,646,891	1,488,922	1,331,646	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,075,363	1,000,645	926,245	852,164	778,402	704,959	631,834	559,029	486,543	414,376	342,527	35%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,508,597	1,403,984	1,299,817	1,196,098	1,092,824	989,997	887,616	785,683	684,194	583,152	482,558	40%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,936,049	1,801,556	1,667,636	1,534,291	1,401,519	1,269,322	1,137,698	1,006,649	876,172	746,271	616,943	35%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	6,034,896	5,613,096	5,193,096	4,774,896	4,358,497	3,943,899	3,530,323	3,117,346	2,706,179	2,296,821	1,889,272	40%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	13,701,229	12,728,647	11,760,218	10,795,943	9,835,821	8,877,131	7,920,897	6,968,837	6,020,949	5,077,234	4,137,692	40%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	31,492,461	28,874,751	26,268,269	23,673,015	21,088,990	18,516,194	15,954,626	13,387,616	10,829,150	8,282,000	5,746,165	15%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	45,097,888	39,731,274	34,387,867	29,055,216	23,708,098	18,384,409	13,030,984	7,685,748	2,307,013	-3,154,418	-8,702,361	5%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	23,503,261	21,341,829	19,189,719	17,046,931	14,909,905	12,769,573	10,638,636	8,517,095	6,404,949	4,289,817	2,173,635	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	30,554,767	26,971,658	23,404,050	19,840,736	16,271,315	12,717,543	9,145,322	5,581,753	1,992,028	-1,639,250	-5,333,087	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	20,506,029	19,474,823	18,448,048	17,425,703	16,407,787	15,394,303	14,385,248	13,380,622	12,380,427	11,384,661	10,393,327	20%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,578,524	7,449,941	7,321,906	7,194,420	7,067,483	6,941,094	6,815,256	6,689,965	6,565,223	6,441,031	6,317,387	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	6,596,372	6,167,730	5,740,919	5,315,937	4,892,784	4,471,461	4,051,968	3,634,304	3,218,470	2,804,466	2,392,291	30%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	14,594,556	13,582,459	12,574,708	11,571,303	10,572,244	9,577,530	8,585,885	7,595,210	6,608,901	5,626,960	4,649,386	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	20,727,264	18,918,961	17,118,432	15,325,677	13,540,696	11,763,490	9,994,057	8,225,434	6,456,563	4,695,534	2,942,346	25%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	27,122,659	24,232,375	21,346,482	18,473,104	15,612,239	12,740,783	9,878,439	7,017,459	4,148,504	1,271,813	-1,641,774	25%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	8,006,856	7,350,140	6,696,244	6,045,169	5,396,916	4,751,483	4,108,872	3,469,082	2,832,113	2,197,964	1,563,516	25%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	21,869,166	20,060,846	18,260,301	16,467,531	14,682,535	12,905,313	11,135,865	9,374,192	7,615,762	5,854,717	4,101,513	40%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	37,136,014	32,781,761	28,446,333	24,129,733	19,831,958	15,553,010	11,262,952	6,974,628	2,655,764	-1,709,365	-6,156,423	15%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	16,491,762	15,223,656	13,960,999	12,703,792	11,452,033	10,205,723	8,964,862	7,729,451	6,499,488	5,268,674	4,040,148	30%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	32,107,501	28,570,657	25,053,829	21,548,235	18,072,446	14,619,070	11,169,226	7,748,173	4,318,954	901,103	-2,560,167	20%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	9,944,916	9,476,185	9,011,277	8,550,191	8,092,929	7,639,489	7,189,873	6,744,080	6,302,108	5,863,961	5,429,637	5%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	27,887,068	25,126,142	22,377,123	19,640,012	16,914,806	14,201,509	11,500,119	8,786,104	6,082,239	3,390,398	699,027	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	29,708,266	26,947,618	24,198,599	21,461,487	18,736,282	16,022,984	13,321,593	10,632,110	7,931,506	5,239,666	2,559,850	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	24,289,891	22,548,500	20,814,590	19,088,164	17,366,091	15,646,862	13,935,151	12,230,959	10,534,285	8,845,129	7,163,492	40%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	35,565,770	30,859,409	26,173,482	21,507,988	16,862,926	12,229,458	7,571,294	2,886,637	-1,861,271	-6,707,143	-11,643,302	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	61,889,777	56,752,420	51,617,062	46,488,908	41,352,831	36,228,237	31,126,055	26,046,283	20,988,921	15,938,831	10,878,051	15%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	6,254,307	6,082,862	5,912,149	5,742,168	5,572,917	5,404,400	5,236,614	5,069,560	4,903,238	4,737,648	4,572,789	5%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	48,494,813	45,066,303	41,652,590	38,253,675	34,869,560	31,500,243	28,145,723	24,806,003	21,465,323	18,136,699	14,822,960	20%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	31,318,373	29,144,560	26,980,031	24,824,788	22,678,831	20,542,160	18,407,495	16,279,717	14,161,269	12,052,150	9,952,359	25%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	39,804,552	35,289,791	30,794,554	26,291,749	21,796,148	17,319,608	12,816,413	8,329,346	3,811,412	-734,208	-5,373,727	15%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	131,823,005	117,001,262	102,092,017	87,243,748	72,460,251	57,741,523	43,087,567	28,423,600	13,683,074	-1,207,344	-16,496,994	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	4,780,666	4,378,120	3,977,303	3,578,216	3,180,858	2,785,229	2,391,328	1,999,158	1,608,716	1,220,003	833,020	40%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	9,288,452	8,627,775	7,969,919	7,314,884	6,662,670	6,013,277	5,366,706	4,722,955	4,082,026	3,443,917	2,808,630	25%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	31,148,372	27,437,300	23,742,278	20,044,784	16,347,789	12,666,996	8,972,048	5,282,781	1,574,572	-2,175,223	-5,978,930	15%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	33,056,127	29,345,054	25,650,032	21,971,060	18,284,653	14,603,859	10,938,466	7,249,198	3,570,993	-135,355	-3,917,216	20%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	15,820,358	14,525,421	13,236,049	11,952,240	10,673,995	9,401,313	8,134,196	6,872,643	5,616,652	4,366,226	3,121,363	30%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	32,231,387	28,783,692	25,325,151	21,880,661	18,451,171	15,034,291	11,601,027	8,182,914	4,757,968	1,329,248	-2,152,952	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	6,880,150	6,231,746	5,586,133	4,943,309	4,303,276	3,666,032	3,031,579	2,399,916	1,771,042	1,144,959	518,891	25%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	8,034,427	7,277,952	6,524,732	5,774,766	5,028,056	4,284,602	3,544,402	2,807,456	2,073,767	1,343,332	613,029	30%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	5,072,793	4,556,061	4,041,556	3,529,278	3,019,228	2,511,404	2,005,808	1,502,440	1,001,299	500,048	-2,884	15%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	6,096,454	5,476,371	4,858,959	4,244,220	3,632,155	3,022,762	2,416,041	1,811,994	1,210,620	609,251	5,780	20%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	7,120,115	6,396,680	5,676,362	4,959,163	4,245,082	3,534,119	2,826,274	2,121,548	1,419,940	718,456	14,400	25%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
									Residual land values						
1	Low density housing scheme (2 houses)	2	£458,581	651,731	615,396	579,216	543,188	507,316	471,596	436,031	400,618	365,361	330,256	295,306	25%
2	Low density housing scheme (4 houses)	4	£917,161	1,304,341	1,231,672	1,159,310	1,087,255	1,015,509	944,070	872,939	802,116	731,600	661,392	591,491	25%
3	Low density housing scheme (9 houses)	9	£2,081,956	2,935,558	2,772,051	2,609,237	2,447,116	2,285,687	2,124,950	1,964,905	1,805,551	1,646,891	1,488,922	1,331,646	25%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,075,363	1,000,645	926,245	852,164	778,402	704,959	631,834	559,029	486,543	414,376	342,527	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,508,597	1,403,984	1,299,817	1,196,098	1,092,824	989,997	887,616	785,683	684,194	583,152	482,558	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,936,049	1,801,556	1,667,636	1,534,291	1,401,519	1,269,322	1,137,698	1,006,649	876,172	746,271	616,943	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	6,034,896	5,613,096	5,193,096	4,774,896	4,358,497	3,943,899	3,530,323	3,117,346	2,706,179	2,296,821	1,889,272	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	13,701,229	12,728,647	11,760,218	10,795,943	9,835,821	8,877,131	7,920,897	6,968,837	6,020,949	5,077,234	4,137,692	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	31,492,461	28,874,751	26,268,269	23,673,015	21,088,990	18,516,194	15,954,626	13,387,616	10,829,150	8,282,000	5,746,165	30%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	45,097,888	39,731,274	34,387,867	29,055,216	23,708,098	18,384,409	13,030,984	7,685,748	2,307,013	-3,154,418	-8,702,361	20%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	23,503,261	21,341,829	19,189,719	17,046,931	14,909,905	12,769,573	10,638,636	8,517,095	6,404,949	4,289,817	2,173,635	10%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	30,554,767	26,971,658	23,404,050	19,840,736	16,271,315	12,717,543	9,145,322	5,581,753	1,992,028	-1,639,250	-5,333,087	15%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	20,506,029	19,474,823	18,448,048	17,425,703	16,407,787	15,394,303	14,385,248	13,380,622	12,380,427	11,384,661	10,393,327	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,578,524	7,449,941	7,321,906	7,194,420	7,067,483	6,941,094	6,815,256	6,689,965	6,565,223	6,441,031	6,317,387	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	6,596,372	6,167,730	5,740,919	5,315,937	4,892,784	4,471,461	4,051,968	3,634,304	3,218,470	2,804,466	2,392,291	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	14,594,556	13,582,459	12,574,708	11,571,303	10,572,244	9,577,530	8,585,885	7,595,210	6,608,901	5,626,960	4,649,386	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	20,727,264	18,918,961	17,118,432	15,325,677	13,540,696	11,763,490	9,994,057	8,225,434	6,456,563	4,695,534	2,942,346	35%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	27,122,659	24,232,375	21,346,482	18,473,104	15,612,239	12,740,783	9,878,439	7,017,459	4,148,504	1,271,813	-1,641,774	35%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	8,006,856	7,350,140	6,696,244	6,045,169	5,396,916	4,751,483	4,108,872	3,469,082	2,832,113	2,197,964	1,563,516	40%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	21,869,166	20,060,846	18,260,301	16,467,531	14,682,535	12,905,313	11,135,865	9,374,192	7,615,762	5,854,717	4,101,513	45%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	37,136,014	32,781,761	28,446,333	24,129,733	19,831,958	15,553,010	11,262,952	6,974,628	2,655,764	-1,709,365	-6,156,423	25%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	16,491,762	15,223,656	13,960,999	12,703,792	11,452,033	10,205,723	8,964,862	7,729,451	6,499,488	5,268,674	4,040,148	45%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	32,107,501	28,570,657	25,053,829	21,548,235	18,072,446	14,619,070	11,169,226	7,748,173	4,318,954	901,103	-2,560,167	30%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	9,944,916	9,476,185	9,011,277	8,550,191	8,092,929	7,639,489	7,189,873	6,744,080	6,302,108	5,863,961	5,429,637	45%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	27,887,068	25,126,142	22,377,123	19,640,012	16,914,806	14,201,509	11,500,119	8,786,104	6,082,239	3,390,398	699,027	10%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	29,708,266	26,947,618	24,198,599	21,461,487	18,736,282	16,022,984	13,321,593	10,632,110	7,931,506	5,239,666	2,559,850	20%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	24,289,891	22,548,500	20,814,590	19,088,164	17,366,091	15,646,862	13,935,151	12,230,959	10,534,285	8,845,129	7,163,492	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	35,565,770	30,859,409	26,173,482	21,507,988	16,862,926	12,229,458	7,571,294	2,886,637	-1,861,271	-6,707,143	-11,643,302	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	61,889,777	56,752,420	51,617,062	46,488,908	41,352,831	36,228,237	31,126,055	26,046,283	20,988,921	15,938,831	10,878,051	35%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,254,307	6,082,862	5,912,149	5,742,168	5,572,917	5,404,400	5,236,614	5,069,560	4,903,238	4,737,648	4,572,789	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	48,494,813	45,066,303	41,652,590	38,253,675	34,869,560	31,500,243	28,145,723	24,806,003	21,465,323	18,136,699	14,822,960	40%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	31,318,373	29,144,560	26,980,031	24,824,788	22,678,831	20,542,160	18,407,495	16,279,717	14,161,269	12,052,150	9,952,359	45%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	39,804,552	35,289,791	30,794,554	26,291,749	21,796,148	17,319,608	12,816,413	8,329,346	3,811,412	-734,208	-5,373,727	25%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	131,823,005	117,001,262	102,092,017	87,243,748	72,460,251	57,741,523	43,087,567	28,423,600	13,683,074	-1,207,344	-16,496,994	10%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	4,780,666	4,378,120	3,977,303	3,578,216	3,180,858	2,785,229	2,391,328	1,999,158	1,608,716	1,220,003	833,020	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	9,288,452	8,627,775	7,969,919	7,314,884	6,662,670	6,013,277	5,366,706	4,722,955	4,082,026	3,443,917	2,808,630	45%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	31,148,372	27,437,300	23,742,278	20,044,784	16,347,789	12,666,996	8,972,048	5,282,781	1,574,572	-2,175,223	-5,978,930	25%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	33,056,127	29,345,054	25,650,032	21,971,060	18,284,653	14,603,859	10,938,466	7,249,198	3,570,993	-135,355	-3,917,216	30%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	15,820,358	14,525,421	13,236,049	11,952,240	10,673,995	9,401,313	8,134,196	6,872,643	5,616,652	4,366,226	3,121,363	40%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	32,231,387	28,783,692	25,325,151	21,880,661	18,451,171	15,034,291	11,601,027	8,182,914	4,757,968	1,329,248	-2,152,952	30%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	6,880,150	6,231,746	5,586,133	4,943,309	4,303,276	3,666,032	3,031,579	2,399,916	1,771,042	1,144,959	518,891	35%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	8,034,427	7,277,952	6,524,732	5,774,766	5,028,056	4,284,602	3,544,402	2,807,456	2,073,767	1,343,332	613,029	40%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	5,072,793	4,556,061	4,041,556	3,529,278	3,019,228	2,511,404	2,005,808	1,502,440	1,001,299	500,048	-2,884	30%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	6,096,454	5,476,371	4,858,959	4,244,220	3,632,155	3,022,762	2,416,041	1,811,994	1,210,620	609,251	5,780	30%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	7,120,115	6,396,680	5,676,362	4,959,163	4,245,082	3,534,119	2,826,274	2,121,548	1,419,940	718,456	14,400	35%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
									Residual land values						
1	Low density housing scheme (2 houses)	2	£304,434	651,731	615,396	579,216	543,188	507,316	471,596	436,031	400,618	365,361	330,256	295,306	45%
2	Low density housing scheme (4 houses)	4	£608,869	1,304,341	1,231,672	1,159,310	1,087,255	1,015,509	944,070	872,939	802,116	731,600	661,392	591,491	45%
3	Low density housing scheme (9 houses)	9	£1,382,131	2,935,558	2,772,051	2,609,237	2,447,116	2,285,687	2,124,950	1,964,905	1,805,551	1,646,891	1,488,922	1,331,646	45%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,075,363	1,000,645	926,245	852,164	778,402	704,959	631,834	559,029	486,543	414,376	342,527	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,508,597	1,403,984	1,299,817	1,196,098	1,092,824	989,997	887,616	785,683	684,194	583,152	482,558	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,936,049	1,801,556	1,667,636	1,534,291	1,401,519	1,269,322	1,137,698	1,006,649	876,172	746,271	616,943	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	6,034,896	5,613,096	5,193,096	4,774,896	4,358,497	3,943,899	3,530,323	3,117,346	2,706,179	2,296,821	1,889,272	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	13,701,229	12,728,647	11,760,218	10,795,943	9,835,821	8,877,131	7,920,897	6,968,837	6,020,949	5,077,234	4,137,692	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	31,492,461	28,874,751	26,268,269	23,673,015	21,088,990	18,516,194	15,954,626	13,387,616	10,829,150	8,282,000	5,746,165	40%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	45,097,888	39,731,274	34,387,867	29,055,216	23,708,098	18,384,409	13,030,984	7,685,748	2,307,013	-3,154,418	-8,702,361	25%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	23,503,261	21,341,829	19,189,719	17,046,931	14,909,905	12,769,573	10,638,636	8,517,095	6,404,949	4,289,817	2,173,635	25%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	30,554,767	26,971,658	23,404,050	19,840,736	16,271,315	12,717,543	9,145,322	5,581,753	1,992,028	-1,639,250	-5,333,087	25%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	20,506,029	19,474,823	18,448,048	17,425,703	16,407,787	15,394,303	14,385,248	13,380,622	12,380,427	11,384,661	10,393,327	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,578,524	7,449,941	7,321,906	7,194,420	7,067,483	6,941,094	6,815,256	6,689,965	6,565,223	6,441,031	6,317,387	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	6,596,372	6,167,730	5,740,919	5,315,937	4,892,784	4,471,461	4,051,968	3,634,304	3,218,470	2,804,466	2,392,291	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	14,594,556	13,582,459	12,574,708	11,571,303	10,572,244	9,577,530	8,585,885	7,595,210	6,608,901	5,626,960	4,649,386	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	20,727,264	18,918,961	17,118,432	15,325,677	13,540,696	11,763,490	9,994,057	8,225,434	6,456,563	4,695,534	2,942,346	45%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	27,122,659	24,232,375	21,346,482	18,473,104	15,612,239	12,740,783	9,878,439	7,017,459	4,148,504	1,271,813	-1,641,774	35%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	8,006,856	7,350,140	6,696,244	6,045,169	5,396,916	4,751,483	4,108,872	3,469,082	2,832,113	2,197,964	1,563,516	45%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	21,869,166	20,060,846	18,260,301	16,467,531	14,682,535	12,905,313	11,135,865	9,374,192	7,615,762	5,854,717	4,101,513	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	37,136,014	32,781,761	28,446,333	24,129,733	19,831,958	15,553,010	11,262,952	6,974,628	2,655,764	-1,709,365	-6,156,423	30%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	16,491,762	15,223,656	13,960,999	12,703,792	11,452,033	10,205,723	8,964,862	7,729,451	6,499,488	5,268,674	4,040,148	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	32,107,501	28,570,657	25,053,829	21,548,235	18,072,446	14,619,070	11,169,226	7,748,173	4,318,954	901,103	-2,560,167	35%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	9,944,916	9,476,185	9,011,277	8,550,191	8,092,929	7,639,489	7,189,873	6,744,080	6,302,108	5,863,961	5,429,637	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	27,887,068	25,126,142	22,377,123	19,640,012	16,914,806	14,201,509	11,500,119	8,786,104	6,082,239	3,390,398	699,027	25%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	29,708,266	26,947,618	24,198,599	21,461,487	18,736,282	16,022,984	13,321,593	10,632,110	7,931,506	5,239,666	2,559,850	30%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	24,289,891	22,548,500	20,814,590	19,088,164	17,366,091	15,646,862	13,935,151	12,230,959	10,534,285	8,845,129	7,163,492	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	35,565,770	30,859,409	26,173,482	21,507,988	16,862,926	12,229,458	7,571,294	2,886,637	-1,861,271	-6,707,143	-11,643,302	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	61,889,777	56,752,420	51,617,062	46,488,908	41,352,831	36,228,237	31,126,055	26,046,283	20,988,921	15,938,831	10,878,051	40%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,254,307	6,082,862	5,912,149	5,742,168	5,572,917	5,404,400	5,236,614	5,069,560	4,903,238	4,737,648	4,572,789	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	48,494,813	45,066,303	41,652,590	38,253,675	34,869,560	31,500,243	28,145,723	24,806,003	21,465,323	18,136,699	14,822,960	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	31,318,373	29,144,560	26,980,031	24,824,788	22,678,831	20,542,160	18,407,495	16,279,717	14,161,269	12,052,150	9,952,359	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	39,804,552	35,289,791	30,794,554	26,291,749	21,796,148	17,319,608	12,816,413	8,329,346	3,811,412	-734,208	-5,373,727	30%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	131,823,005	117,001,262	102,092,017	87,243,748	72,460,251	57,741,523	43,087,567	28,423,600	13,683,074	-1,207,344	-16,496,994	20%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	4,780,666	4,378,120	3,977,303	3,578,216	3,180,858	2,785,229	2,391,328	1,999,158	1,608,716	1,220,003	833,020	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	9,288,452	8,627,775	7,969,919	7,314,884	6,662,670	6,013,277	5,366,706	4,722,955	4,082,026	3,443,917	2,808,630	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	31,148,372	27,437,300	23,742,278	20,044,784	16,347,789	12,666,996	8,972,048	5,282,781	1,574,572	-2,175,223	-5,978,930	30%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	33,056,127	29,345,054	25,650,032	21,971,060	18,284,653	14,603,859	10,938,466	7,249,198	3,570,993	-135,355	-3,917,216	35%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	15,820,358	14,525,421	13,236,049	11,952,240	10,673,995	9,401,313	8,134,196	6,872,643	5,616,652	4,366,226	3,121,363	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	32,231,387	28,783,692	25,325,151	21,880,661	18,451,171	15,034,291	11,601,027	8,182,914	4,757,968	1,329,248	-2,152,952	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	6,880,150	6,231,746	5,586,133	4,943,309	4,303,276	3,666,032	3,031,579	2,399,916	1,771,042	1,144,959	518,891	40%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	8,034,427	7,277,952	6,524,732	5,774,766	5,028,056	4,284,602	3,544,402	2,807,456	2,073,767	1,343,332	613,029	45%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	5,072,793	4,556,061	4,041,556	3,529,278	3,019,228	2,511,404	2,005,808	1,502,440	1,001,299	500,048	-2,884	35%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	6,096,454	5,476,371	4,858,959	4,244,220	3,632,155	3,022,762	2,416,041	1,811,994	1,210,620	609,251	5,780	35%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	7,120,115	6,396,680	5,676,362	4,959,163	4,245,082	3,534,119	2,826,274	2,121,548	1,419,940	718,456	14,400	40%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
									Residual land values						
1	Low density housing scheme (2 houses)	2	£25,000	651,731	615,396	579,216	543,188	507,316	471,596	436,031	400,618	365,361	330,256	295,306	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,304,341	1,231,672	1,159,310	1,087,255	1,015,509	944,070	872,939	802,116	731,600	661,392	591,491	50%
3	Low density housing scheme (9 houses)	9	£113,500	2,935,558	2,772,051	2,609,237	2,447,116	2,285,687	2,124,950	1,964,905	1,805,551	1,646,891	1,488,922	1,331,646	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,075,363	1,000,645	926,245	852,164	778,402	704,959	631,834	559,029	486,543	414,376	342,527	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,508,597	1,403,984	1,299,817	1,196,098	1,092,824	989,997	887,616	785,683	684,194	583,152	482,558	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,936,049	1,801,556	1,667,636	1,534,291	1,401,519	1,269,322	1,137,698	1,006,649	876,172	746,271	616,943	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	6,034,896	5,613,096	5,193,096	4,774,896	4,358,497	3,943,899	3,530,323	3,117,346	2,706,179	2,296,821	1,889,272	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	13,701,229	12,728,647	11,760,218	10,795,943	9,835,821	8,877,131	7,920,897	6,968,837	6,020,949	5,077,234	4,137,692	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	31,492,461	28,874,751	26,268,269	23,673,015	21,088,990	18,516,194	15,954,626	13,387,616	10,829,150	8,282,000	5,746,165	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	45,097,888	39,731,274	34,387,867	29,055,216	23,708,098	18,384,409	13,030,984	7,685,748	2,307,013	-3,154,418	-8,702,361	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	23,503,261	21,341,829	19,189,719	17,046,931	14,909,905	12,769,573	10,638,636	8,517,095	6,404,949	4,289,817	2,173,635	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	30,554,767	26,971,658	23,404,050	19,840,736	16,271,315	12,717,543	9,145,322	5,581,753	1,992,028	-1,639,250	-5,333,087	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	20,506,029	19,474,823	18,448,048	17,425,703	16,407,787	15,394,303	14,385,248	13,380,622	12,380,427	11,384,661	10,393,327	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,578,524	7,449,941	7,321,906	7,194,420	7,067,483	6,941,094	6,815,256	6,689,965	6,565,223	6,441,031	6,317,387	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	6,596,372	6,167,730	5,740,919	5,315,937	4,892,784	4,471,461	4,051,968	3,634,304	3,218,470	2,804,466	2,392,291	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	14,594,556	13,582,459	12,574,708	11,571,303	10,572,244	9,577,530	8,585,885	7,595,210	6,608,901	5,626,960	4,649,386	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	20,727,264	18,918,961	17,118,432	15,325,677	13,540,696	11,763,490	9,994,057	8,225,434	6,456,563	4,695,534	2,942,346	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	27,122,659	24,232,375	21,346,482	18,473,104	15,612,239	12,740,783	9,878,439	7,017,459	4,148,504	1,271,813	-1,641,774	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	8,006,856	7,350,140	6,696,244	6,045,169	5,396,916	4,751,483	4,108,872	3,469,082	2,832,113	2,197,964	1,563,516	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	21,869,166	20,060,846	18,260,301	16,467,531	14,682,535	12,905,313	11,135,865	9,374,192	7,615,762	5,854,717	4,101,513	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	37,136,014	32,781,761	28,446,333	24,129,733	19,831,958	15,553,010	11,262,952	6,974,628	2,655,764	-1,709,365	-6,156,423	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	16,491,762	15,223,656	13,960,999	12,703,792	11,452,033	10,205,723	8,964,862	7,729,451	6,499,488	5,268,674	4,040,148	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	32,107,501	28,570,657	25,053,829	21,548,235	18,072,446	14,619,070	11,169,226	7,748,173	4,318,954	901,103	-2,560,167	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	9,944,916	9,476,185	9,011,277	8,550,191	8,092,929	7,639,489	7,189,873	6,744,080	6,302,108	5,863,961	5,429,637	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	27,887,068	25,126,142	22,377,123	19,640,012	16,914,806	14,201,509	11,500,119	8,786,104	6,082,239	3,390,398	699,027	45%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	29,708,266	26,947,618	24,198,599	21,461,487	18,736,282	16,022,984	13,321,593	10,632,110	7,931,506	5,239,666	2,559,850	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	24,289,891	22,548,500	20,814,590	19,088,164	17,366,091	15,646,862	13,935,151	12,230,959	10,534,285	8,845,129	7,163,492	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	35,565,770	30,859,409	26,173,482	21,507,988	16,862,926	12,229,458	7,571,294	2,886,637	-1,861,271	-6,707,143	-11,643,302	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	61,889,777	56,752,420	51,617,062	46,488,908	41,352,831	36,228,237	31,126,055	26,046,283	20,988,921	15,938,831	10,878,051	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,254,307	6,082,862	5,912,149	5,742,168	5,572,917	5,404,400	5,236,614	5,069,560	4,903,238	4,737,648	4,572,789	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	48,494,813	45,066,303	41,652,590	38,253,675	34,869,560	31,500,243	28,145,723	24,806,003	21,465,323	18,136,699	14,822,960	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	31,318,373	29,144,560	26,980,031	24,824,788	22,678,831	20,542,160	18,407,495	16,279,717	14,161,269	12,052,150	9,952,359	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	39,804,552	35,289,791	30,794,554	26,291,749	21,796,148	17,319,608	12,816,413	8,329,346	3,811,412	-734,208	-5,373,727	40%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	131,823,005	117,001,262	102,092,017	87,243,748	72,460,251	57,741,523	43,087,567	28,423,600	13,683,074	-1,207,344	-16,496,994	40%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	4,780,666	4,378,120	3,977,303	3,578,216	3,180,858	2,785,229	2,391,328	1,999,158	1,608,716	1,220,003	833,020	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	9,288,452	8,627,775	7,969,919	7,314,884	6,662,670	6,013,277	5,366,706	4,722,955	4,082,026	3,443,917	2,808,630	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	31,148,372	27,437,300	23,742,278	20,044,784	16,347,789	12,666,996	8,972,048	5,282,781	1,574,572	-2,175,223	-5,978,930	40%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	33,056,127	29,345,054	25,650,032	21,971,060	18,284,653	14,603,859	10,938,466	7,249,198	3,570,993	-135,355	-3,917,216	40%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	15,820,358	14,525,421	13,236,049	11,952,240	10,673,995	9,401,313	8,134,196	6,872,643	5,616,652	4,366,226	3,121,363	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	32,231,387	28,783,692	25,325,151	21,880,661	18,451,171	15,034,291	11,601,027	8,182,914	4,757,968	1,329,248	-2,152,952	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	6,880,150	6,231,746	5,586,133	4,943,309	4,303,276	3,666,032	3,031,579	2,399,916	1,771,042	1,144,959	518,891	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	8,034,427	7,277,952	6,524,732	5,774,766	5,028,056	4,284,602	3,544,402	2,807,456	2,073,767	1,343,332	613,029	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	5,072,793	4,556,061	4,041,556	3,529,278	3,019,228	2,511,404	2,005,808	1,502,440	1,001,299	500,048	-2,884	45%
47	High density extracare flatted scheme (60 flats)	60	£100,000	6,096,454	5,476,371	4,858,959	4,244,220	3,632,155	3,022,762	2,416,041	1,811,994	1,210,620	609,251	5,780	45%
48	High density extracare flatted scheme (70 flats)	70	£100,000	7,120,115	6,396,680	5,676,362	4,959,163	4,245,082	3,534,119	2,826,274	2,121,548	1,419,940	718,456	14,400	45%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £10,359 psm AH tenure Rented 70% LLR 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	742,213	701,165	660,291	619,591	579,064	538,711	498,531	458,526	418,694	379,036	339,552	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,485,305	1,403,209	1,321,461	1,240,061	1,159,007	1,078,301	997,943	917,931	838,268	758,952	679,983	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	3,342,727	3,158,012	2,974,078	2,790,926	2,608,556	2,426,968	2,246,162	2,066,137	1,886,894	1,708,432	1,530,752	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,267,637	1,182,904	1,098,531	1,014,519	930,869	847,578	764,651	682,083	599,877	518,033	436,549	45%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,777,782	1,659,147	1,541,018	1,423,395	1,306,277	1,189,665	1,073,559	957,958	842,863	728,273	614,189	45%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,282,144	2,129,622	1,977,751	1,826,530	1,675,959	1,526,037	1,376,766	1,228,146	1,080,175	932,854	786,183	45%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	7,134,083	6,655,026	6,178,012	5,703,039	5,230,109	4,759,222	4,290,375	3,823,572	3,358,810	2,894,918	2,431,776	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	16,289,589	15,182,180	14,079,494	12,981,531	11,888,289	10,799,771	9,715,974	8,636,901	7,560,871	6,485,670	5,415,215	45%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	38,776,480	35,792,788	32,819,042	29,846,187	26,886,169	23,938,988	21,004,643	18,083,135	15,174,463	12,267,784	9,361,473	25%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	60,028,248	53,967,274	47,897,773	41,843,955	35,768,791	29,720,163	23,664,668	17,610,189	11,532,044	5,436,802	- 713,413	15%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	29,540,567	27,064,653	24,599,389	22,144,777	19,700,815	17,267,504	14,844,845	12,424,492	10,003,719	7,593,684	5,194,387	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	40,883,284	36,790,400	32,715,164	28,653,388	24,580,709	20,525,826	16,468,218	12,410,025	8,340,996	4,263,222	158,052	10%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	23,266,946	22,091,925	20,921,942	19,756,995	18,597,087	17,442,216	16,292,382	15,147,585	14,007,826	12,873,104	11,743,419	30%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,913,639	7,767,599	7,622,182	7,477,388	7,333,216	7,189,666	7,046,739	6,904,435	6,762,753	6,621,694	6,481,258	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	7,713,420	7,226,592	6,741,839	6,259,162	5,778,560	5,300,033	4,823,582	4,349,206	3,876,905	3,406,680	2,938,530	40%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	17,267,721	16,116,380	14,969,972	13,828,500	12,691,959	11,560,354	10,433,682	9,311,944	8,195,139	7,081,541	5,968,766	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	25,664,660	23,606,459	21,549,429	19,501,261	17,461,956	15,431,513	13,409,931	11,397,212	9,393,354	7,392,712	5,388,824	35%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	35,133,457	31,839,179	28,559,083	25,293,167	22,035,351	18,772,192	15,523,327	12,276,163	9,024,612	5,771,343	2,511,616	35%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	9,763,176	9,014,973	8,269,978	7,528,190	6,789,609	6,054,236	5,322,070	4,593,111	3,867,361	3,144,817	2,425,482	35%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	26,789,400	24,733,997	22,687,409	20,643,116	18,603,795	16,573,336	14,551,739	12,539,004	10,535,131	8,540,120	6,547,991	45%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	49,389,761	44,397,213	39,426,186	34,476,683	29,548,700	24,642,240	19,757,302	14,893,887	10,023,613	5,139,322	219,284	25%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	19,909,930	18,463,773	17,023,816	15,590,061	14,162,506	12,741,152	11,325,999	9,917,049	8,514,297	7,117,747	5,727,399	40%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	41,887,312	37,821,325	33,789,124	29,790,710	25,826,082	21,885,994	17,955,919	14,059,924	10,162,702	6,287,579	2,409,397	30%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	11,148,368	10,614,523	10,085,021	9,559,862	9,039,047	8,522,574	8,010,445	7,502,659	6,999,216	6,500,116	6,005,358	15%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	35,527,561	32,386,999	29,259,944	26,135,795	23,014,948	19,907,700	16,814,051	13,734,001	10,667,551	7,589,516	4,519,397	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	37,321,662	34,181,100	31,054,044	27,940,496	24,836,423	21,729,176	18,635,526	15,555,476	12,489,026	9,436,175	6,368,665	15%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	28,990,097	27,003,872	25,026,166	23,056,975	21,096,302	19,144,145	17,200,505	15,265,384	13,330,708	11,402,778	9,483,409	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	49,161,847	43,747,271	38,356,118	32,988,390	27,644,085	22,323,202	17,025,745	11,751,711	6,440,085	1,089,678	- 4,400,342	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	75,770,865	69,943,352	64,138,534	58,350,433	52,560,198	46,779,439	40,997,155	35,191,872	29,412,144	23,657,968	17,929,347	25%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	6,701,127	6,506,407	6,312,517	6,119,457	5,927,228	5,735,829	5,545,259	5,355,521	5,166,612	4,978,533	4,791,284	15%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	58,004,664	54,080,787	50,173,802	46,283,705	42,410,500	38,554,185	34,714,759	30,892,225	27,086,581	23,297,827	19,520,296	30%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	37,197,298	34,717,252	32,247,785	29,788,897	27,340,588	24,902,858	22,475,707	20,059,134	17,653,141	15,251,293	12,854,145	35%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	52,514,322	47,337,513	42,183,023	37,050,851	31,940,997	26,853,462	21,748,588	16,659,081	11,549,071	6,434,486	1,291,318	25%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	172,845,796	156,270,135	139,652,396	122,965,336	106,151,370	89,256,852	72,436,452	55,690,168	39,018,000	22,315,145	5,468,225	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	5,850,198	5,394,061	4,939,845	4,485,275	4,032,670	3,582,030	3,133,356	2,686,648	2,241,904	1,799,125	1,358,314	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	11,044,772	10,292,609	9,543,653	8,797,905	8,055,364	7,316,029	6,579,903	5,846,985	5,117,274	4,390,770	3,667,473	35%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	41,532,405	37,310,097	33,105,992	28,888,728	24,688,269	20,506,159	16,310,416	12,124,895	7,928,822	3,732,362	- 507,865	25%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	43,411,488	39,189,180	34,985,075	30,796,482	26,596,024	22,413,913	18,247,279	14,061,759	9,894,765	5,699,192	1,496,189	30%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	19,282,474	17,813,671	16,351,165	14,893,547	13,436,155	11,985,091	10,540,358	9,101,955	7,669,882	6,244,139	4,824,725	35%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	41,837,362	37,889,295	33,958,224	30,044,151	26,147,075	22,242,762	18,347,912	14,470,200	10,578,280	6,695,378	2,792,318	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	8,657,727	7,916,730	7,178,914	6,444,279	5,712,824	4,984,552	4,259,460	3,537,550	2,818,820	2,103,271	1,390,904	35%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	10,108,267	9,243,765	8,382,976	7,525,897	6,672,530	5,822,874	4,976,929	4,134,696	3,296,174	2,461,363	1,630,263	40%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	6,501,203	5,910,066	5,321,469	4,735,415	4,151,901	3,570,929	2,992,499	2,416,610	1,843,263	1,272,457	704,193	25%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	7,810,546	7,101,175	6,394,855	5,691,584	4,991,362	4,294,191	3,600,070	2,908,998	2,220,977	1,536,004	854,082	30%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	9,119,889	8,292,285	7,468,240	6,647,754	5,830,824	5,017,454	4,207,641	3,401,386	2,598,690	1,799,551	1,003,972	35%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	742,213	701,165	660,291	619,591	579,064	538,711	498,531	458,526	418,694	379,036	339,552	30%
2	Low density housing scheme (4 houses)	4	£917,161	1,485,305	1,403,209	1,321,461	1,240,061	1,159,007	1,078,301	997,943	917,931	838,268	758,952	679,983	35%
3	Low density housing scheme (9 houses)	9	£2,081,956	3,342,727	3,158,012	2,974,078	2,790,926	2,608,556	2,426,968	2,246,162	2,066,137	1,886,894	1,708,432	1,530,752	30%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,267,637	1,182,904	1,098,531	1,014,519	930,869	847,578	764,651	682,083	599,877	518,033	436,549	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,777,782	1,659,147	1,541,018	1,423,395	1,306,277	1,189,665	1,073,559	957,958	842,863	728,273	614,189	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,282,144	2,129,622	1,977,751	1,826,530	1,675,959	1,526,037	1,376,766	1,228,146	1,080,175	932,854	786,183	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	7,134,083	6,655,026	6,178,012	5,703,039	5,230,109	4,759,222	4,290,375	3,823,572	3,358,810	2,894,918	2,431,776	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	16,289,589	15,182,180	14,079,494	12,981,531	11,888,289	10,799,771	9,715,974	8,636,901	7,560,871	6,485,670	5,415,215	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	38,776,480	35,792,788	32,819,042	29,846,187	26,886,169	23,938,988	21,004,643	18,083,135	15,174,463	12,267,784	9,361,473	40%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	60,028,248	53,967,274	47,897,773	41,843,955	35,768,791	29,720,163	23,664,668	17,610,189	11,532,044	5,436,802	- 713,413	30%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	29,540,567	27,064,653	24,599,389	22,144,777	19,700,815	17,267,504	14,844,845	12,424,492	10,003,719	7,593,684	5,194,387	20%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	40,883,284	36,790,400	32,715,164	28,653,388	24,580,709	20,525,826	16,468,218	12,410,025	8,340,996	4,263,222	158,052	25%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	23,266,946	22,091,925	20,921,942	19,756,995	18,597,087	17,442,216	16,292,382	15,147,585	14,007,826	12,873,104	11,743,419	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,913,639	7,767,599	7,622,182	7,477,388	7,333,216	7,189,666	7,046,739	6,904,435	6,762,753	6,621,694	6,481,258	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	7,713,420	7,226,592	6,741,839	6,259,162	5,778,560	5,300,033	4,823,582	4,349,206	3,876,905	3,406,680	2,938,530	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	17,267,721	16,116,380	14,969,972	13,828,500	12,691,959	11,560,354	10,433,682	9,311,944	8,195,139	7,081,541	5,968,766	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	25,664,660	23,606,459	21,549,429	19,501,261	17,461,956	15,431,513	13,409,931	11,397,212	9,393,354	7,392,712	5,388,824	45%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	35,133,457	31,839,179	28,559,083	25,293,167	22,035,351	18,772,192	15,523,327	12,276,163	9,024,612	5,771,343	2,511,616	40%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	9,763,176	9,014,973	8,269,978	7,528,190	6,789,609	6,054,236	5,322,070	4,593,111	3,867,361	3,144,817	2,425,482	45%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	26,789,400	24,733,997	22,687,409	20,643,116	18,603,795	16,573,336	14,551,739	12,539,004	10,535,131	8,540,120	6,547,991	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	49,389,761	44,397,213	39,426,186	34,476,683	29,548,700	24,642,240	19,757,302	14,893,887	10,023,613	5,139,322	219,284	35%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	19,909,930	18,463,773	17,023,816	15,590,061	14,162,506	12,741,152	11,325,999	9,917,049	8,514,297	7,117,747	5,727,399	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	41,887,312	37,821,325	33,789,124	29,790,710	25,826,082	21,885,994	17,955,919	14,059,924	10,162,702	6,287,579	2,409,397	40%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	11,148,368	10,614,523	10,085,021	9,559,862	9,039,047	8,522,574	8,010,445	7,502,659	6,999,216	6,500,116	6,005,358	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	35,527,561	32,386,999	29,259,944	26,135,795	23,014,948	19,907,700	16,814,051	13,734,001	10,667,551	7,589,516	4,519,397	20%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	37,321,662	34,181,100	31,054,044	27,940,496	24,836,423	21,729,176	18,635,526	15,555,476	12,489,026	9,436,175	6,368,665	30%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	28,990,097	27,003,872	25,026,166	23,056,975	21,096,302	19,144,145	17,200,505	15,265,384	13,330,708	11,402,778	9,483,409	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	49,161,847	43,747,271	38,356,118	32,988,390	27,644,085	22,323,202	17,025,745	11,751,711	6,440,085	1,089,678	- 4,400,342	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	75,770,865	69,943,352	64,138,534	58,350,433	52,560,198	46,779,439	40,997,155	35,191,872	29,412,144	23,657,968	17,929,347	40%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,701,127	6,506,407	6,312,517	6,119,457	5,927,228	5,735,829	5,545,259	5,355,521	5,166,612	4,978,533	4,791,284	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	58,004,664	54,080,787	50,173,802	46,283,705	42,410,500	38,554,185	34,714,759	30,892,225	27,086,581	23,297,827	19,520,296	45%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	37,197,298	34,717,252	32,247,785	29,788,897	27,340,588	24,902,858	22,475,707	20,059,134	17,653,141	15,251,293	12,854,145	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	52,514,322	47,337,513	42,183,023	37,050,851	31,940,997	26,853,462	21,748,588	16,659,081	11,549,071	6,434,486	1,291,318	35%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	172,845,796	156,270,135	139,652,396	122,965,336	106,151,370	89,256,852	72,436,452	55,690,168	39,018,000	22,315,145	5,468,225	20%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	5,850,198	5,394,061	4,939,845	4,485,275	4,032,670	3,582,030	3,133,356	2,686,648	2,241,904	1,799,125	1,358,314	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	11,044,772	10,292,609	9,543,653	8,797,905	8,055,364	7,316,029	6,579,903	5,846,985	5,117,274	4,390,770	3,667,473	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	41,532,405	37,310,097	33,105,992	28,888,728	24,688,269	20,506,159	16,310,416	12,124,895	7,928,822	3,732,362	- 507,865	35%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	43,411,488	39,189,180	34,985,075	30,796,482	26,596,024	22,413,913	18,247,279	14,061,759	9,894,765	5,699,192	1,496,189	35%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	19,282,474	17,813,671	16,351,165	14,893,547	13,436,155	11,985,091	10,540,358	9,101,955	7,669,882	6,244,139	4,824,725	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	41,837,362	37,889,295	33,958,224	30,044,151	26,147,075	22,242,762	18,347,912	14,470,200	10,578,280	6,695,378	2,792,318	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	8,657,727	7,916,730	7,178,914	6,444,279	5,712,824	4,984,552	4,259,460	3,537,550	2,818,820	2,103,271	1,390,904	45%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	10,108,267	9,243,765	8,382,976	7,525,897	6,672,530	5,822,874	4,976,929	4,134,696	3,296,174	2,461,363	1,630,263	45%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	6,501,203	5,910,066	5,321,469	4,735,415	4,151,901	3,570,929	2,992,499	2,416,610	1,843,263	1,272,457	704,193	40%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	7,810,546	7,101,175	6,394,855	5,691,584	4,991,362	4,294,191	3,600,070	2,908,998	2,220,977	1,536,004	854,082	40%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	9,119,889	8,292,285	7,468,240	6,647,754	5,830,824	5,017,454	4,207,641	3,401,386	2,598,690	1,799,551	1,003,972	40%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	742,213	701,165	660,291	619,591	579,064	538,711	498,531	458,526	418,694	379,036	339,552	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,485,305	1,403,209	1,321,461	1,240,061	1,159,007	1,078,301	997,943	917,931	838,268	758,952	679,983	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	3,342,727	3,158,012	2,974,078	2,790,926	2,608,556	2,426,968	2,246,162	2,066,137	1,886,894	1,708,432	1,530,752	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,267,637	1,182,904	1,098,531	1,014,519	930,869	847,578	764,651	682,083	599,877	518,033	436,549	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,777,782	1,659,147	1,541,018	1,423,395	1,306,277	1,189,665	1,073,559	957,958	842,863	728,273	614,189	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,282,144	2,129,622	1,977,751	1,826,530	1,675,959	1,526,037	1,376,766	1,228,146	1,080,175	932,854	786,183	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	7,134,083	6,655,026	6,178,012	5,703,039	5,230,109	4,759,222	4,290,375	3,823,572	3,358,810	2,894,918	2,431,776	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	16,289,589	15,182,180	14,079,494	12,981,531	11,888,289	10,799,771	9,715,974	8,636,901	7,560,871	6,485,670	5,415,215	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	38,776,480	35,792,788	32,819,042	29,846,187	26,886,169	23,938,988	21,004,643	18,083,135	15,174,463	12,267,784	9,361,473	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	60,028,248	53,967,274	47,897,773	41,843,955	35,768,791	29,720,163	23,664,668	17,610,189	11,532,044	5,436,802	- 713,413	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	29,540,567	27,064,653	24,599,389	22,144,777	19,700,815	17,267,504	14,844,845	12,424,492	10,003,719	7,593,684	5,194,387	35%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	40,883,284	36,790,400	32,715,164	28,653,388	24,580,709	20,525,826	16,468,218	12,410,025	8,340,996	4,263,222	158,052	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	23,266,946	22,091,925	20,921,942	19,756,995	18,597,087	17,442,216	16,292,382	15,147,585	14,007,826	12,873,104	11,743,419	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,913,639	7,767,599	7,622,182	7,477,388	7,333,216	7,189,666	7,046,739	6,904,435	6,762,753	6,621,694	6,481,258	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	7,713,420	7,226,592	6,741,839	6,259,162	5,778,560	5,300,033	4,823,582	4,349,206	3,876,905	3,406,680	2,938,530	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	17,267,721	16,116,380	14,969,972	13,828,500	12,691,959	11,560,354	10,433,682	9,311,944	8,195,139	7,081,541	5,968,766	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	25,664,660	23,606,459	21,549,429	19,501,261	17,461,956	15,431,513	13,409,931	11,397,212	9,393,354	7,392,712	5,388,824	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	35,133,457	31,839,179	28,559,083	25,293,167	22,035,351	18,772,192	15,523,327	12,276,163	9,024,612	5,771,343	2,511,616	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	9,763,176	9,014,973	8,269,978	7,528,190	6,789,609	6,054,236	5,322,070	4,593,111	3,867,361	3,144,817	2,425,482	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	26,789,400	24,733,997	22,687,409	20,643,116	18,603,795	16,573,336	14,551,739	12,539,004	10,535,131	8,540,120	6,547,991	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	49,389,761	44,397,213	39,426,186	34,476,683	29,548,700	24,642,240	19,757,302	14,893,887	10,023,613	5,139,322	219,284	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	19,909,930	18,463,773	17,023,816	15,590,061	14,162,506	12,741,152	11,325,999	9,917,049	8,514,297	7,117,747	5,727,399	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	41,887,312	37,821,325	33,789,124	29,790,710	25,826,082	21,885,994	17,955,919	14,059,924	10,162,702	6,287,579	2,409,397	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	11,148,368	10,614,523	10,085,021	9,559,862	9,039,047	8,522,574	8,010,445	7,502,659	6,999,216	6,500,116	6,005,358	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	35,527,561	32,386,999	29,259,944	26,135,795	23,014,948	19,907,700	16,814,051	13,734,001	10,667,551	7,589,516	4,519,397	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	37,321,662	34,181,100	31,054,044	27,940,496	24,836,423	21,729,176	18,635,526	15,555,476	12,489,026	9,436,175	6,368,665	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	28,990,097	27,003,872	25,026,166	23,056,975	21,096,302	19,144,145	17,200,505	15,265,384	13,330,708	11,402,778	9,483,409	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	49,161,847	43,747,271	38,356,118	32,988,390	27,644,085	22,323,202	17,025,745	11,751,711	6,440,085	1,089,678	- 4,400,342	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	75,770,865	69,943,352	64,138,534	58,350,433	52,560,198	46,779,439	40,997,155	35,191,872	29,412,144	23,657,968	17,929,347	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,701,127	6,506,407	6,312,517	6,119,457	5,927,228	5,735,829	5,545,259	5,355,521	5,166,612	4,978,533	4,791,284	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	58,004,664	54,080,787	50,173,802	46,283,705	42,410,500	38,554,185	34,714,759	30,892,225	27,086,581	23,297,827	19,520,296	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	37,197,298	34,717,252	32,247,785	29,788,897	27,340,588	24,902,858	22,475,707	20,059,134	17,653,141	15,251,293	12,854,145	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	52,514,322	47,337,513	42,183,023	37,050,851	31,940,997	26,853,462	21,748,588	16,659,081	11,549,071	6,434,486	1,291,318	40%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	172,845,796	156,270,135	139,652,396	122,965,336	106,151,370	89,256,852	72,436,452	55,690,168	39,018,000	22,315,145	5,468,225	30%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	5,850,198	5,394,061	4,939,845	4,485,275	4,032,670	3,582,030	3,133,356	2,686,648	2,241,904	1,799,125	1,358,314	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	11,044,772	10,292,609	9,543,653	8,797,905	8,055,364	7,316,029	6,579,903	5,846,985	5,117,274	4,390,770	3,667,473	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	41,532,405	37,310,097	33,105,992	28,888,728	24,688,269	20,506,159	16,310,416	12,124,895	7,928,822	3,732,362	- 507,865	40%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	43,411,488	39,189,180	34,985,075	30,796,482	26,596,024	22,413,913	18,247,279	14,061,759	9,894,765	5,699,192	1,496,189	40%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	19,282,474	17,813,671	16,351,165	14,893,547	13,436,155	11,985,091	10,540,358	9,101,955	7,669,882	6,244,139	4,824,725	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	41,837,362	37,889,295	33,958,224	30,044,151	26,147,075	22,242,762	18,347,912	14,470,200	10,578,280	6,695,378	2,792,318	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	8,657,727	7,916,730	7,178,914	6,444,279	5,712,824	4,984,552	4,259,460	3,537,550	2,818,820	2,103,271	1,390,904	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	10,108,267	9,243,765	8,382,976	7,525,897	6,672,530	5,822,874	4,976,929	4,134,696	3,296,174	2,461,363	1,630,263	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	6,501,203	5,910,066	5,321,469	4,735,415	4,151,901	3,570,929	2,992,499	2,416,610	1,843,263	1,272,457	704,193	45%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	7,810,546	7,101,175	6,394,855	5,691,584	4,991,362	4,294,191	3,600,070	2,908,998	2,220,977	1,536,004	854,082	45%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	9,119,889	8,292,285	7,468,240	6,647,754	5,830,824	5,017,454	4,207,641	3,401,386	2,598,690	1,799,551	1,003,972	45%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	742,213	701,165	660,291	619,591	579,064	538,711	498,531	458,526	418,694	379,036	339,552	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,485,305	1,403,209	1,321,461	1,240,061	1,159,007	1,078,301	997,943	917,931	838,268	758,952	679,983	50%
3	Low density housing scheme (9 houses)	9	£113,500	3,342,727	3,158,012	2,974,078	2,790,926	2,608,556	2,426,968	2,246,162	2,066,137	1,886,894	1,708,432	1,530,752	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,267,637	1,182,904	1,098,531	1,014,519	930,869	847,578	764,651	682,083	599,877	518,033	436,549	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,777,782	1,659,147	1,541,018	1,423,395	1,306,277	1,189,665	1,073,559	957,958	842,863	728,273	614,189	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,282,144	2,129,622	1,977,751	1,826,530	1,675,959	1,526,037	1,376,766	1,228,146	1,080,175	932,854	786,183	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	7,134,083	6,655,026	6,178,012	5,703,039	5,230,109	4,759,222	4,290,375	3,823,572	3,358,810	2,894,918	2,431,776	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	16,289,589	15,182,180	14,079,494	12,981,531	11,888,289	10,799,771	9,715,974	8,636,901	7,560,871	6,485,670	5,415,215	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	38,776,480	35,792,788	32,819,042	29,846,187	26,886,169	23,938,988	21,004,643	18,083,135	15,174,463	12,267,784	9,361,473	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	60,028,248	53,967,274	47,897,773	41,843,955	35,768,791	29,720,163	23,664,668	17,610,189	11,532,044	5,436,802	- 713,413	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	29,540,567	27,064,653	24,599,389	22,144,777	19,700,815	17,267,504	14,844,845	12,424,492	10,003,719	7,593,684	5,194,387	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	40,883,284	36,790,400	32,715,164	28,653,388	24,580,709	20,525,826	16,468,218	12,410,025	8,340,996	4,263,222	158,052	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	23,266,946	22,091,925	20,921,942	19,756,995	18,597,087	17,442,216	16,292,382	15,147,585	14,007,826	12,873,104	11,743,419	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,913,639	7,767,599	7,622,182	7,477,388	7,333,216	7,189,666	7,046,739	6,904,435	6,762,753	6,621,694	6,481,258	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	7,713,420	7,226,592	6,741,839	6,259,162	5,778,560	5,300,033	4,823,582	4,349,206	3,876,905	3,406,680	2,938,530	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	17,267,721	16,116,380	14,969,972	13,828,500	12,691,959	11,560,354	10,433,682	9,311,944	8,195,139	7,081,541	5,968,766	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	25,664,660	23,606,459	21,549,429	19,501,261	17,461,956	15,431,513	13,409,931	11,397,212	9,393,354	7,392,712	5,388,824	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	35,133,457	31,839,179	28,559,083	25,293,167	22,035,351	18,772,192	15,523,327	12,276,163	9,024,612	5,771,343	2,511,616	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	9,763,176	9,014,973	8,269,978	7,528,190	6,789,609	6,054,236	5,322,070	4,593,111	3,867,361	3,144,817	2,425,482	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	26,789,400	24,733,997	22,687,409	20,643,116	18,603,795	16,573,336	14,551,739	12,539,004	10,535,131	8,540,120	6,547,991	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	49,389,761	44,397,213	39,426,186	34,476,683	29,548,700	24,642,240	19,757,302	14,893,887	10,023,613	5,139,322	219,284	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	19,909,930	18,463,773	17,023,816	15,590,061	14,162,506	12,741,152	11,325,999	9,917,049	8,514,297	7,117,747	5,727,399	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	41,887,312	37,821,325	33,789,124	29,790,710	25,826,082	21,885,994	17,955,919	14,059,924	10,162,702	6,287,579	2,409,397	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	11,148,368	10,614,523	10,085,021	9,559,862	9,039,047	8,522,574	8,010,445	7,502,659	6,999,216	6,500,116	6,005,358	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	35,527,561	32,386,999	29,259,944	26,135,795	23,014,948	19,907,700	16,814,051	13,734,001	10,667,551	7,589,516	4,519,397	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	37,321,662	34,181,100	31,054,044	27,940,496	24,836,423	21,729,176	18,635,526	15,555,476	12,489,026	9,436,175	6,368,665	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	28,990,097	27,003,872	25,026,166	23,056,975	21,096,302	19,144,145	17,200,505	15,265,384	13,330,708	11,402,778	9,483,409	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	49,161,847	43,747,271	38,356,118	32,988,390	27,644,085	22,323,202	17,025,745	11,751,711	6,440,085	1,089,678	- 4,400,342	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	75,770,865	69,943,352	64,138,534	58,350,433	52,560,198	46,779,439	40,997,155	35,191,872	29,412,144	23,657,968	17,929,347	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,701,127	6,506,407	6,312,517	6,119,457	5,927,228	5,735,829	5,545,259	5,355,521	5,166,612	4,978,533	4,791,284	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	58,004,664	54,080,787	50,173,802	46,283,705	42,410,500	38,554,185	34,714,759	30,892,225	27,086,581	23,297,827	19,520,296	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	37,197,298	34,717,252	32,247,785	29,788,897	27,340,588	24,902,858	22,475,707	20,059,134	17,653,141	15,251,293	12,854,145	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	52,514,322	47,337,513	42,183,023	37,050,851	31,940,997	26,853,462	21,748,588	16,659,081	11,549,071	6,434,486	1,291,318	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	172,845,796	156,270,135	139,652,396	122,965,336	106,151,370	89,256,852	72,436,452	55,690,168	39,018,000	22,315,145	5,468,225	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	5,850,198	5,394,061	4,939,845	4,485,275	4,032,670	3,582,030	3,133,356	2,686,648	2,241,904	1,799,125	1,358,314	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	11,044,772	10,292,609	9,543,653	8,797,905	8,055,364	7,316,029	6,579,903	5,846,985	5,117,274	4,390,770	3,667,473	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	41,532,405	37,310,097	33,105,992	28,888,728	24,688,269	20,506,159	16,310,416	12,124,895	7,928,822	3,732,362	- 507,865	45%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	43,411,488	39,189,180	34,985,075	30,796,482	26,596,024	22,413,913	18,247,279	14,061,759	9,894,765	5,699,192	1,496,189	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	19,282,474	17,813,671	16,351,165	14,893,547	13,436,155	11,985,091	10,540,358	9,101,955	7,669,882	6,244,139	4,824,725	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	41,837,362	37,889,295	33,958,224	30,044,151	26,147,075	22,242,762	18,347,912	14,470,200	10,578,280	6,695,378	2,792,318	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	8,657,727	7,916,730	7,178,914	6,444,279	5,712,824	4,984,552	4,259,460	3,537,550	2,818,820	2,103,271	1,390,904	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	10,108,267	9,243,765	8,382,976	7,525,897	6,672,530	5,822,874	4,976,929	4,134,696	3,296,174	2,461,363	1,630,263	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	6,501,203	5,910,066	5,321,469	4,735,415	4,151,901	3,570,929	2,992,499	2,416,610	1,843,263	1,272,457	704,193	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	7,810,546	7,101,175	6,394,855	5,691,584	4,991,362	4,294,191	3,600,070	2,908,998	2,220,977	1,536,004	854,082	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	9,119,889	8,292,285	7,468,240	6,647,754	5,830,824	5,017,454	4,207,641	3,401,386	2,598,690	1,799,551	1,003,972	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,135 psm AH tenure Rented 70% LLR 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	832,695	786,934	741,367	695,993	650,813	605,826	561,033	516,434	472,028	427,816	383,798	5%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,666,270	1,574,747	1,483,613	1,392,865	1,302,504	1,212,531	1,122,945	1,033,747	944,935	856,512	768,475	5%
3	Low density housing scheme (9 houses)	9	£3,504,327	3,749,896	3,543,972	3,338,919	3,134,737	2,931,426	2,728,986	2,527,419	2,326,722	2,126,896	1,927,942	1,729,859	5%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,459,913	1,365,163	1,270,816	1,176,874	1,083,334	990,199	897,467	805,137	713,212	621,690	530,572	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,046,966	1,914,309	1,782,218	1,650,691	1,519,729	1,389,333	1,259,501	1,130,234	1,001,531	873,393	745,821	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,628,238	2,457,689	2,287,865	2,118,769	1,950,397	1,782,753	1,615,835	1,449,643	1,284,177	1,119,437	955,424	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	8,233,269	7,696,956	7,162,927	6,631,183	6,101,721	5,574,544	5,049,651	4,527,042	4,006,715	3,488,675	2,972,917	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	18,877,949	17,635,713	16,398,769	15,167,117	13,940,757	12,719,689	11,503,913	10,293,428	9,088,236	7,888,335	6,692,736	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	46,019,100	42,658,142	39,311,549	35,979,321	32,661,458	29,357,959	26,054,660	22,761,983	19,483,752	16,219,965	12,970,623	35%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	74,737,480	67,948,402	61,188,518	54,424,701	47,680,697	40,918,851	34,149,825	27,386,083	20,611,091	13,829,841	7,010,315	25%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	35,537,077	32,761,862	29,998,559	27,242,622	24,488,163	21,745,683	19,015,181	16,296,659	13,590,115	10,885,170	8,179,932	5%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	51,107,009	46,509,382	41,931,530	37,359,707	32,789,743	28,239,696	23,688,833	19,140,342	14,589,489	10,036,160	5,452,301	20%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	26,027,863	24,709,027	23,395,836	22,088,289	20,786,387	19,490,129	18,199,516	16,914,548	15,635,225	14,361,546	13,093,399	35%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,248,754	8,085,257	7,922,459	7,760,355	7,598,948	7,438,238	7,278,224	7,118,906	6,960,284	6,802,359	6,645,129	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	8,830,468	8,285,454	7,742,760	7,202,387	6,664,336	6,128,606	5,595,196	5,064,107	4,535,339	4,008,893	3,484,768	45%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	19,940,887	18,650,300	17,365,237	16,085,696	14,811,675	13,543,177	12,280,201	11,022,746	9,770,814	8,524,403	7,283,514	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	30,563,763	28,253,183	25,952,495	23,661,702	21,380,801	19,099,536	16,825,804	14,562,024	12,308,192	10,064,311	7,830,380	40%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	43,144,256	39,432,698	35,737,083	32,057,411	28,393,684	24,745,898	21,114,057	17,472,791	13,843,054	10,207,794	6,574,251	40%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	11,519,497	10,679,808	9,843,712	9,011,211	8,182,303	7,356,988	6,535,268	5,717,142	4,902,609	4,091,669	3,284,324	40%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	31,688,502	29,377,907	27,077,204	24,786,396	22,505,480	20,234,458	17,967,612	15,703,816	13,449,970	11,206,073	8,972,125	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	61,431,987	55,907,245	50,372,553	44,823,633	39,265,442	33,731,471	28,221,716	22,736,178	17,274,859	11,837,756	6,366,377	30%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	23,328,097	21,703,889	20,086,633	18,476,330	16,872,979	15,276,582	13,687,137	12,104,645	10,529,107	8,960,521	7,398,888	45%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	51,627,433	47,065,023	42,514,876	37,995,772	33,514,682	29,071,603	24,666,538	20,295,936	15,928,676	11,591,257	7,255,730	40%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	12,351,819	11,752,861	11,158,766	10,569,534	9,985,166	9,405,659	8,831,017	8,261,238	7,696,322	7,136,269	6,581,079	25%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	43,140,957	39,603,815	36,081,855	32,575,076	29,083,478	25,607,063	22,127,984	18,657,368	15,202,044	11,762,011	8,328,210	10%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	44,935,058	41,397,916	37,875,955	34,369,177	30,877,579	27,401,164	23,939,929	20,478,843	17,023,519	13,583,486	10,158,745	20%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	33,690,302	31,459,246	29,237,740	27,025,786	24,823,381	22,630,528	20,447,225	18,273,474	16,109,274	13,954,624	11,803,325	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	62,519,360	56,540,300	50,528,927	44,468,792	38,425,243	32,408,108	26,417,388	20,453,082	14,515,191	8,579,843	2,589,547	5%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	89,491,316	82,986,556	76,498,306	70,037,946	63,586,370	57,147,281	50,713,588	44,283,372	37,835,365	31,361,966	24,917,264	35%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,147,945	6,929,951	6,712,885	6,496,747	6,281,538	6,067,258	5,853,905	5,641,481	5,429,986	5,219,418	5,009,780	25%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	67,514,514	63,095,272	58,695,013	54,313,735	49,951,440	45,608,126	41,283,796	36,978,447	32,692,080	28,424,695	24,176,293	35%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	43,076,222	40,289,944	37,515,539	34,753,006	32,002,345	29,263,556	26,536,639	23,821,595	21,118,422	18,427,122	15,747,693	40%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	65,224,093	59,385,235	53,571,491	47,782,863	42,019,349	36,280,948	30,567,663	24,879,492	19,173,476	13,473,512	7,744,269	35%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	212,950,643	194,525,032	176,074,552	157,617,836	139,120,569	120,532,698	101,785,336	82,881,954	64,062,034	45,325,578	26,651,779	10%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	6,914,513	6,402,936	5,893,549	5,386,350	4,881,342	4,378,522	3,875,384	3,374,136	2,875,091	2,378,249	1,883,606	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	12,801,093	11,957,443	11,117,387	10,280,925	9,448,057	8,618,783	7,793,102	6,971,015	6,152,522	5,337,623	4,526,317	40%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	51,840,615	47,108,185	42,367,928	37,648,147	32,948,843	28,258,809	23,562,110	18,886,058	14,193,986	9,512,154	4,797,659	35%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	53,748,003	48,987,269	44,247,011	39,527,230	34,827,926	30,149,098	25,469,865	20,793,813	16,130,850	11,449,912	6,764,076	35%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	22,733,621	21,085,048	19,443,532	17,809,072	16,181,667	14,561,318	12,946,520	11,331,268	9,723,111	8,122,052	6,528,089	45%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	51,362,226	46,942,984	42,542,724	38,155,346	33,764,237	29,392,237	25,039,347	20,687,687	16,336,024	11,998,609	7,640,091	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	10,425,967	9,596,914	8,771,413	7,945,249	7,122,374	6,303,071	5,487,341	4,675,183	3,866,597	3,061,583	2,260,141	40%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	12,171,099	11,203,867	10,240,778	9,277,028	8,317,004	7,361,148	6,409,458	5,461,936	4,518,581	3,579,394	2,644,374	45%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	7,928,962	7,264,070	6,601,382	5,941,550	5,284,574	4,630,454	3,979,189	3,330,780	2,685,227	2,042,529	1,402,688	35%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	9,523,719	8,725,981	7,930,751	7,138,948	6,350,571	5,565,621	4,784,099	4,006,003	3,231,333	2,460,091	1,692,276	40%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	11,118,478	10,187,892	9,260,119	8,336,344	7,416,567	6,500,789	5,589,007	4,681,224	3,777,440	2,877,653	1,981,863	40%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	832,695	786,934	741,367	695,993	650,813	605,826	561,033	516,434	472,028	427,816	383,798	40%
2	Low density housing scheme (4 houses)	4	£917,161	1,666,270	1,574,747	1,483,613	1,392,865	1,302,504	1,212,531	1,122,945	1,033,747	944,935	856,512	768,475	40%
3	Low density housing scheme (9 houses)	9	£2,081,956	3,749,896	3,543,972	3,338,919	3,134,737	2,931,426	2,728,986	2,527,419	2,326,722	2,126,896	1,927,942	1,729,859	40%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,459,913	1,365,163	1,270,816	1,176,874	1,083,334	990,199	897,467	805,137	713,212	621,690	530,572	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,046,966	1,914,309	1,782,218	1,650,691	1,519,729	1,389,333	1,259,501	1,130,234	1,001,531	873,393	745,821	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,628,238	2,457,689	2,287,865	2,118,769	1,950,397	1,782,753	1,615,835	1,449,643	1,284,177	1,119,437	955,424	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	8,233,269	7,696,956	7,162,927	6,631,183	6,101,721	5,574,544	5,049,651	4,527,042	4,006,715	3,488,675	2,972,917	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	18,877,949	17,635,713	16,398,769	15,167,117	13,940,757	12,719,689	11,503,913	10,293,428	9,088,236	7,888,335	6,692,736	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	46,019,100	42,658,142	39,311,549	35,979,321	32,661,458	29,357,959	26,054,660	22,761,983	19,483,752	16,219,965	12,970,623	45%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	74,737,480	67,948,402	61,188,518	54,424,701	47,680,697	40,918,851	34,149,825	27,386,083	20,611,091	13,829,841	7,010,315	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	35,537,077	32,761,862	29,998,559	27,242,622	24,488,163	21,745,683	19,015,181	16,296,659	13,590,115	10,885,170	8,179,932	30%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	51,107,009	46,509,382	41,931,530	37,359,707	32,789,743	28,239,696	23,688,833	19,140,342	14,589,489	10,036,160	5,452,301	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	26,027,863	24,709,027	23,395,836	22,088,289	20,786,387	19,490,129	18,199,516	16,914,548	15,635,225	14,361,546	13,093,399	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,248,754	8,085,257	7,922,459	7,760,355	7,598,948	7,438,238	7,278,224	7,118,906	6,960,284	6,802,359	6,645,129	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	8,830,468	8,285,454	7,742,760	7,202,387	6,664,336	6,128,606	5,595,196	5,064,107	4,535,339	4,008,893	3,484,768	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	19,940,887	18,650,300	17,365,237	16,085,696	14,811,675	13,543,177	12,280,201	11,022,746	9,770,814	8,524,403	7,283,514	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	30,563,763	28,253,183	25,952,495	23,661,702	21,380,801	19,099,536	16,825,804	14,562,024	12,308,192	10,064,311	7,830,380	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	43,144,256	39,432,698	35,737,083	32,057,411	28,393,684	24,745,898	21,114,057	17,472,791	13,843,054	10,207,794	6,574,251	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	11,519,497	10,679,808	9,843,712	9,011,211	8,182,303	7,356,988	6,535,268	5,717,142	4,902,609	4,091,669	3,284,324	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	31,688,502	29,377,907	27,077,204	24,786,396	22,505,480	20,234,458	17,967,612	15,703,816	13,449,970	11,206,073	8,972,125	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	61,431,987	55,907,245	50,372,553	44,823,633	39,265,442	33,731,471	28,221,716	22,736,178	17,274,859	11,837,756	6,366,377	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	23,328,097	21,703,889	20,086,633	18,476,330	16,872,979	15,276,582	13,687,137	12,104,645	10,529,107	8,960,521	7,398,888	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	51,627,433	47,065,023	42,514,876	37,995,772	33,514,682	29,071,603	24,666,538	20,295,936	15,928,676	11,591,257	7,255,730	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	12,351,819	11,752,861	11,158,766	10,569,534	9,985,166	9,405,659	8,831,017	8,261,238	7,696,322	7,136,269	6,581,079	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	43,140,957	39,603,815	36,081,855	32,575,076	29,083,478	25,607,063	22,127,984	18,657,368	15,202,044	11,762,011	8,328,210	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	44,935,058	41,397,916	37,875,955	34,369,177	30,877,579	27,401,164	23,939,929	20,478,843	17,023,519	13,583,486	10,158,745	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	33,690,302	31,459,246	29,237,740	27,025,786	24,823,381	22,630,528	20,447,225	18,273,474	16,109,274	13,954,624	11,803,325	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	62,519,360	56,540,300	50,528,927	44,468,792	38,425,243	32,408,108	26,417,388	20,453,082	14,515,191	8,579,843	2,589,547	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	89,491,316	82,986,556	76,498,306	70,037,946	63,586,370	57,147,281	50,713,588	44,283,372	37,835,365	31,361,966	24,917,264	45%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,147,945	6,929,951	6,712,885	6,496,747	6,281,538	6,067,258	5,853,905	5,641,481	5,429,986	5,219,418	5,009,780	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	67,514,514	63,095,272	58,695,013	54,313,735	49,951,440	45,608,126	41,283,796	36,978,447	32,692,080	28,424,695	24,176,293	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	43,076,222	40,289,944	37,515,539	34,753,006	32,002,345	29,263,556	26,536,639	23,821,595	21,118,422	18,427,122	15,747,693	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	65,224,093	59,385,235	53,571,491	47,782,863	42,019,349	36,280,948	30,567,663	24,879,492	19,173,476	13,473,512	7,744,269	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	212,950,643	194,525,032	176,074,552	157,617,836	139,120,569	120,532,698	101,785,336	82,881,954	64,062,034	45,325,578	26,651,779	30%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	6,914,513	6,402,936	5,893,549	5,386,350	4,881,342	4,378,522	3,875,384	3,374,136	2,875,091	2,378,249	1,883,606	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	12,801,093	11,957,443	11,117,387	10,280,925	9,448,057	8,618,783	7,793,102	6,971,015	6,152,522	5,337,623	4,526,317	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	51,840,615	47,108,185	42,367,928	37,648,147	32,948,843	28,258,809	23,562,110	18,886,058	14,193,986	9,512,154	4,797,659	40%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	53,748,003	48,987,269	44,247,011	39,527,230	34,827,926	30,149,098	25,469,865	20,793,813	16,130,850	11,449,912	6,764,076	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	22,733,621	21,085,048	19,443,532	17,809,072	16,181,667	14,561,318	12,946,520	11,331,268	9,723,111	8,122,052	6,528,089	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	51,362,226	46,942,984	42,542,724	38,155,346	33,764,237	29,392,237	25,039,347	20,687,687	16,336,024	11,998,609	7,640,091	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	10,425,967	9,596,914	8,771,413	7,945,249	7,122,374	6,303,071	5,487,341	4,675,183	3,866,597	3,061,583	2,260,141	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	12,171,099	11,203,867	10,240,778	9,277,028	8,317,004	7,361,148	6,409,458	5,461,936	4,518,581	3,579,394	2,644,374	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	7,928,962	7,264,070	6,601,382	5,941,550	5,284,574	4,630,454	3,979,189	3,330,780	2,685,227	2,042,529	1,402,688	45%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	9,523,719	8,725,981	7,930,751	7,138,948	6,350,571	5,565,621	4,784,099	4,006,003	3,231,333	2,460,091	1,692,276	45%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	11,118,478	10,187,892	9,260,119	8,336,344	7,416,567	6,500,789	5,589,007	4,681,224	3,777,440	2,877,653	1,981,863	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	832,695	786,934	741,367	695,993	650,813	605,826	561,033	516,434	472,028	427,816	383,798	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,666,270	1,574,747	1,483,613	1,392,865	1,302,504	1,212,531	1,122,945	1,033,747	944,935	856,512	768,475	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	3,749,896	3,543,972	3,338,919	3,134,737	2,931,426	2,728,986	2,527,419	2,326,722	2,126,896	1,927,942	1,729,859	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,459,913	1,365,163	1,270,816	1,176,874	1,083,334	990,199	897,467	805,137	713,212	621,690	530,572	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,046,966	1,914,309	1,782,218	1,650,691	1,519,729	1,389,333	1,259,501	1,130,234	1,001,531	873,393	745,821	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,628,238	2,457,689	2,287,865	2,118,769	1,950,397	1,782,753	1,615,835	1,449,643	1,284,177	1,119,437	955,424	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	8,233,269	7,696,956	7,162,927	6,631,183	6,101,721	5,574,544	5,049,651	4,527,042	4,006,715	3,488,675	2,972,917	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	18,877,949	17,635,713	16,398,769	15,167,117	13,940,757	12,719,689	11,503,913	10,293,428	9,088,236	7,888,335	6,692,736	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	46,019,100	42,658,142	39,311,549	35,979,321	32,661,458	29,357,959	26,054,660	22,761,983	19,483,752	16,219,965	12,970,623	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	74,737,480	67,948,402	61,188,518	54,424,701	47,680,697	40,918,851	34,149,825	27,386,083	20,611,091	13,829,841	7,010,315	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	35,537,077	32,761,862	29,998,559	27,242,622	24,488,163	21,745,683	19,015,181	16,296,659	13,590,115	10,885,170	8,179,932	40%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	51,107,009	46,509,382	41,931,530	37,359,707	32,789,743	28,239,696	23,688,833	19,140,342	14,589,489	10,036,160	5,452,301	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	26,027,863	24,709,027	23,395,836	22,088,289	20,786,387	19,490,129	18,199,516	16,914,548	15,635,225	14,361,546	13,093,399	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,248,754	8,085,257	7,922,459	7,760,355	7,598,948	7,438,238	7,278,224	7,118,906	6,960,284	6,802,359	6,645,129	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	8,830,468	8,285,454	7,742,760	7,202,387	6,664,336	6,128,606	5,595,196	5,064,107	4,535,339	4,008,893	3,484,768	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	19,940,887	18,650,300	17,365,237	16,085,696	14,811,675	13,543,177	12,280,201	11,022,746	9,770,814	8,524,403	7,283,514	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	30,563,763	28,253,183	25,952,495	23,661,702	21,380,801	19,099,536	16,825,804	14,562,024	12,308,192	10,064,311	7,830,380	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	43,144,256	39,432,698	35,737,083	32,057,411	28,393,684	24,745,898	21,114,057	17,472,791	13,843,054	10,207,794	6,574,251	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	11,519,497	10,679,808	9,843,712	9,011,211	8,182,303	7,356,988	6,535,268	5,717,142	4,902,609	4,091,669	3,284,324	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	31,688,502	29,377,907	27,077,204	24,786,396	22,505,480	20,234,458	17,967,612	15,703,816	13,449,970	11,206,073	8,972,125	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	61,431,987	55,907,245	50,372,553	44,823,633	39,265,442	33,731,471	28,221,716	22,736,178	17,274,859	11,837,756	6,366,377	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	23,328,097	21,703,889	20,086,633	18,476,330	16,872,979	15,276,582	13,687,137	12,104,645	10,529,107	8,960,521	7,398,888	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	51,627,433	47,065,023	42,514,876	37,995,772	33,514,682	29,071,603	24,666,538	20,295,936	15,928,676	11,591,257	7,255,730	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	12,351,819	11,752,861	11,158,766	10,569,534	9,985,166	9,405,659	8,831,017	8,261,238	7,696,322	7,136,269	6,581,079	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	43,140,957	39,603,815	36,081,855	32,575,076	29,083,478	25,607,063	22,127,984	18,657,368	15,202,044	11,762,011	8,328,210	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	44,935,058	41,397,916	37,875,955	34,369,177	30,877,579	27,401,164	23,939,929	20,478,843	17,023,519	13,583,486	10,158,745	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	33,690,302	31,459,246	29,237,740	27,025,786	24,823,381	22,630,528	20,447,225	18,273,474	16,109,274	13,954,624	11,803,325	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	62,519,360	56,540,300	50,528,927	44,468,792	38,425,243	32,408,108	26,417,388	20,453,082	14,515,191	8,579,843	2,589,547	30%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	89,491,316	82,986,556	76,498,306	70,037,946	63,586,370	57,147,281	50,713,588	44,283,372	37,835,365	31,361,966	24,917,264	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,147,945	6,929,951	6,712,885	6,496,747	6,281,538	6,067,258	5,853,905	5,641,481	5,429,986	5,219,418	5,009,780	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	67,514,514	63,095,272	58,695,013	54,313,735	49,951,440	45,608,126	41,283,796	36,978,447	32,692,080	28,424,695	24,176,293	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	43,076,222	40,289,944	37,515,539	34,753,006	32,002,345	29,263,556	26,536,639	23,821,595	21,118,422	18,427,122	15,747,693	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	65,224,093	59,385,235	53,571,491	47,782,863	42,019,349	36,280,948	30,567,663	24,879,492	19,173,476	13,473,512	7,744,269	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	212,950,643	194,525,032	176,074,552	157,617,836	139,120,569	120,532,698	101,785,336	82,881,954	64,062,034	45,325,578	26,651,779	35%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	6,914,513	6,402,936	5,893,549	5,386,350	4,881,342	4,378,522	3,875,384	3,374,136	2,875,091	2,378,249	1,883,606	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	12,801,093	11,957,443	11,117,387	10,280,925	9,448,057	8,618,783	7,793,102	6,971,015	6,152,522	5,337,623	4,526,317	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	51,840,615	47,108,185	42,367,928	37,648,147	32,948,843	28,258,809	23,562,110	18,886,058	14,193,986	9,512,154	4,797,659	45%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	53,748,003	48,987,269	44,247,011	39,527,230	34,827,926	30,149,098	25,469,865	20,793,813	16,130,850	11,449,912	6,764,076	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	22,733,621	21,085,048	19,443,532	17,809,072	16,181,667	14,561,318	12,946,520	11,331,268	9,723,111	8,122,052	6,528,089	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	51,362,226	46,942,984	42,542,724	38,155,346	33,764,237	29,392,237	25,039,347	20,687,687	16,336,024	11,998,609	7,640,091	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	10,425,967	9,596,914	8,771,413	7,945,249	7,122,374	6,303,071	5,487,341	4,675,183	3,866,597	3,061,583	2,260,141	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	12,171,099	11,203,867	10,240,778	9,277,028	8,317,004	7,361,148	6,409,458	5,461,936	4,518,581	3,579,394	2,644,374	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	7,928,962	7,264,070	6,601,382	5,941,550	5,284,574	4,630,454	3,979,189	3,330,780	2,685,227	2,042,529	1,402,688	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	9,523,719	8,725,981	7,930,751	7,138,948	6,350,571	5,565,621	4,784,099	4,006,003	3,231,333	2,460,091	1,692,276	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	11,118,478	10,187,892	9,260,119	8,336,344	7,416,567	6,500,789	5,589,007	4,681,224	3,777,440	2,877,653	1,981,863	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	832,695	786,934	741,367	695,993	650,813	605,826	561,033	516,434	472,028	427,816	383,798	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,666,270	1,574,747	1,483,613	1,392,865	1,302,504	1,212,531	1,122,945	1,033,747	944,935	856,512	768,475	50%
3	Low density housing scheme (9 houses)	9	£113,500	3,749,896	3,543,972	3,338,919	3,134,737	2,931,426	2,728,986	2,527,419	2,326,722	2,126,896	1,927,942	1,729,859	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,459,913	1,365,163	1,270,816	1,176,874	1,083,334	990,199	897,467	805,137	713,212	621,690	530,572	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,046,966	1,914,309	1,782,218	1,650,691	1,519,729	1,389,333	1,259,501	1,130,234	1,001,531	873,393	745,821	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,628,238	2,457,689	2,287,865	2,118,769	1,950,397	1,782,753	1,615,835	1,449,643	1,284,177	1,119,437	955,424	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	8,233,269	7,696,956	7,162,927	6,631,183	6,101,721	5,574,544	5,049,651	4,527,042	4,006,715	3,488,675	2,972,917	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	18,877,949	17,635,713	16,398,769	15,167,117	13,940,757	12,719,689	11,503,913	10,293,428	9,088,236	7,888,335	6,692,736	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	46,019,100	42,658,142	39,311,549	35,979,321	32,661,458	29,357,959	26,054,660	22,761,983	19,483,752	16,219,965	12,970,623	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	74,737,480	67,948,402	61,188,518	54,424,701	47,680,697	40,918,851	34,149,825	27,386,083	20,611,091	13,829,841	7,010,315	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	35,537,077	32,761,862	29,998,559	27,242,622	24,488,163	21,745,683	19,015,181	16,296,659	13,590,115	10,885,170	8,179,932	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	51,107,009	46,509,382	41,931,530	37,359,707	32,789,743	28,239,696	23,688,833	19,140,342	14,589,489	10,036,160	5,452,301	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	26,027,863	24,709,027	23,395,836	22,088,289	20,786,387	19,490,129	18,199,516	16,914,548	15,635,225	14,361,546	13,093,399	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,248,754	8,085,257	7,922,459	7,760,355	7,598,948	7,438,238	7,278,224	7,118,906	6,960,284	6,802,359	6,645,129	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	8,830,468	8,285,454	7,742,760	7,202,387	6,664,336	6,128,606	5,595,196	5,064,107	4,535,339	4,008,893	3,484,768	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	19,940,887	18,650,300	17,365,237	16,085,696	14,811,675	13,543,177	12,280,201	11,022,746	9,770,814	8,524,403	7,283,514	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	30,563,763	28,253,183	25,952,495	23,661,702	21,380,801	19,099,536	16,825,804	14,562,024	12,308,192	10,064,311	7,830,380	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	43,144,256	39,432,698	35,737,083	32,057,411	28,393,684	24,745,898	21,114,057	17,472,791	13,843,054	10,207,794	6,574,251	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	11,519,497	10,679,808	9,843,712	9,011,211	8,182,303	7,356,988	6,535,268	5,717,142	4,902,609	4,091,669	3,284,324	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	31,688,502	29,377,907	27,077,204	24,786,396	22,505,480	20,234,458	17,967,612	15,703,816	13,449,970	11,206,073	8,972,125	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	61,431,987	55,907,245	50,372,553	44,823,633	39,265,442	33,731,471	28,221,716	22,736,178	17,274,859	11,837,756	6,366,377	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	23,328,097	21,703,889	20,086,633	18,476,330	16,872,979	15,276,582	13,687,137	12,104,645	10,529,107	8,960,521	7,398,888	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	51,627,433	47,065,023	42,514,876	37,995,772	33,514,682	29,071,603	24,666,538	20,295,936	15,928,676	11,591,257	7,255,730	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	12,351,819	11,752,861	11,158,766	10,569,534	9,985,166	9,405,659	8,831,017	8,261,238	7,696,322	7,136,269	6,581,079	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	43,140,957	39,603,815	36,081,855	32,575,076	29,083,478	25,607,063	22,127,984	18,657,368	15,202,044	11,762,011	8,328,210	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	44,935,058	41,397,916	37,875,955	34,369,177	30,877,579	27,401,164	23,939,929	20,478,843	17,023,519	13,583,486	10,158,745	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	33,690,302	31,459,246	29,237,740	27,025,786	24,823,381	22,630,528	20,447,225	18,273,474	16,109,274	13,954,624	11,803,325	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	62,519,360	56,540,300	50,528,927	44,468,792	38,425,243	32,408,108	26,417,388	20,453,082	14,515,191	8,579,843	2,589,547	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	89,491,316	82,986,556	76,498,306	70,037,946	63,586,370	57,147,281	50,713,588	44,283,372	37,835,365	31,361,966	24,917,264	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,147,945	6,929,951	6,712,885	6,496,747	6,281,538	6,067,258	5,853,905	5,641,481	5,429,986	5,219,418	5,009,780	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	67,514,514	63,095,272	58,695,013	54,313,735	49,951,440	45,608,126	41,283,796	36,978,447	32,692,080	28,424,695	24,176,293	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	43,076,222	40,289,944	37,515,539	34,753,006	32,002,345	29,263,556	26,536,639	23,821,595	21,118,422	18,427,122	15,747,693	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	65,224,093	59,385,235	53,571,491	47,782,863	42,019,349	36,280,948	30,567,663	24,879,492	19,173,476	13,473,512	7,744,269	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	212,950,643	194,525,032	176,074,552	157,617,836	139,120,569	120,532,698	101,785,336	82,881,954	64,062,034	45,325,578	26,651,779	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	6,914,513	6,402,936	5,893,549	5,386,350	4,881,342	4,378,522	3,875,384	3,374,136	2,875,091	2,378,249	1,883,606	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	12,801,093	11,957,443	11,117,387	10,280,925	9,448,057	8,618,783	7,793,102	6,971,015	6,152,522	5,337,623	4,526,317	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	51,840,615	47,108,185	42,367,928	37,648,147	32,948,843	28,258,809	23,562,110	18,886,058	14,193,986	9,512,154	4,797,659	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	53,748,003	48,987,269	44,247,011	39,527,230	34,827,926	30,149,098	25,469,865	20,793,813	16,130,850	11,449,912	6,764,076	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	22,733,621	21,085,048	19,443,532	17,809,072	16,181,667	14,561,318	12,946,520	11,331,268	9,723,111	8,122,052	6,528,089	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	51,362,226	46,942,984	42,542,724	38,155,346	33,764,237	29,392,237	25,039,347	20,687,687	16,336,024	11,998,609	7,640,091	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	10,425,967	9,596,914	8,771,413	7,945,249	7,122,374	6,303,071	5,487,341	4,675,183	3,866,597	3,061,583	2,260,141	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	12,171,099	11,203,867	10,240,778	9,277,028	8,317,004	7,361,148	6,409,458	5,461,936	4,518,581	3,579,394	2,644,374	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	7,928,962	7,264,070	6,601,382	5,941,550	5,284,574	4,630,454	3,979,189	3,330,780	2,685,227	2,042,529	1,402,688	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	9,523,719	8,725,981	7,930,751	7,138,948	6,350,571	5,565,621	4,784,099	4,006,003	3,231,333	2,460,091	1,692,276	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	11,118,478	10,187,892	9,260,119	8,336,344	7,416,567	6,500,789	5,589,007	4,681,224	3,777,440	2,877,653	1,981,863	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,911 psm AH tenure Rented 70% LLR 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	923,178	872,703	822,442	772,395	722,562	672,941	623,535	574,342	525,362	476,596	428,043	15%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,847,233	1,746,285	1,645,764	1,545,670	1,446,002	1,346,762	1,247,949	1,149,562	1,051,604	954,072	856,967	15%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,157,067	3,929,933	3,703,760	3,478,547	3,254,296	3,031,006	2,808,675	2,587,307	2,366,899	2,147,452	1,928,966	10%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,652,187	1,547,422	1,443,102	1,339,229	1,235,801	1,132,819	1,030,282	928,192	826,547	725,348	624,594	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,316,150	2,169,472	2,023,419	1,877,988	1,733,183	1,589,000	1,445,442	1,302,509	1,160,199	1,018,514	877,452	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,974,332	2,785,755	2,597,980	2,411,008	2,224,837	2,039,470	1,854,904	1,671,140	1,488,179	1,306,021	1,124,665	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	9,332,456	8,738,887	8,147,843	7,559,325	6,973,333	6,389,867	5,808,927	5,230,512	4,654,622	4,081,259	3,510,421	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	21,466,310	20,089,247	18,718,045	17,352,705	15,993,226	14,639,608	13,291,852	11,949,957	10,613,923	9,283,750	7,959,438	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	53,261,722	49,523,498	45,801,231	42,094,924	38,404,574	34,730,181	31,071,747	27,429,271	23,793,040	20,161,301	16,545,614	40%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	89,291,094	81,779,678	74,300,500	66,840,545	59,384,845	51,947,519	44,507,385	37,052,025	29,570,910	22,096,968	14,587,800	30%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	41,518,080	38,431,316	35,357,780	32,297,470	29,250,389	26,216,537	23,185,518	20,160,483	17,148,753	14,150,332	11,165,217	15%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	61,255,734	56,156,853	51,070,098	45,985,254	40,922,429	35,881,624	30,828,418	25,794,979	20,755,936	15,723,010	10,662,983	30%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	28,788,781	27,326,129	25,869,730	24,419,582	22,975,686	21,538,043	20,105,925	18,679,369	17,259,069	15,845,025	14,437,240	40%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,583,868	8,402,917	8,222,735	8,043,323	7,864,681	7,686,809	7,509,707	7,333,376	7,157,814	6,983,022	6,809,001	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	9,947,517	9,344,315	8,743,680	8,145,613	7,550,112	6,957,177	6,366,809	5,779,009	5,193,774	4,611,106	4,031,006	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	22,614,052	21,184,222	19,760,502	18,342,891	16,931,390	15,526,000	14,126,719	12,733,549	11,346,488	9,965,537	8,590,696	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	35,462,867	32,897,093	30,342,291	27,798,459	25,265,599	22,743,710	20,232,792	17,726,836	15,223,031	12,730,263	10,248,534	45%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	51,155,055	47,026,217	42,915,084	38,821,656	34,745,934	30,687,917	26,647,606	22,625,001	18,617,626	14,596,284	10,583,687	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	13,275,817	12,344,642	11,417,446	10,494,231	9,574,996	8,659,741	7,748,466	6,841,172	5,937,857	5,038,523	4,143,168	45%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	36,587,606	34,021,818	31,467,000	28,923,153	26,390,277	23,868,373	21,357,440	18,857,478	16,364,808	13,872,025	11,390,280	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	73,270,851	67,191,313	61,118,678	55,034,730	48,942,177	42,820,700	36,686,129	30,578,470	24,497,724	18,443,891	12,416,972	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	26,743,590	24,944,004	23,149,448	21,362,598	19,583,452	17,812,011	16,048,275	14,292,242	12,543,916	10,803,294	9,070,376	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	61,251,150	56,196,739	51,174,879	46,172,689	41,203,282	36,247,968	31,334,892	26,464,056	21,635,459	16,829,366	12,042,023	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	13,555,271	12,891,199	12,232,511	11,579,205	10,931,284	10,288,745	9,651,590	9,019,818	8,393,428	7,772,422	7,156,800	30%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	50,754,354	46,820,631	42,903,766	39,003,757	35,120,603	31,254,307	27,404,866	23,572,282	19,736,537	15,909,322	12,099,092	15%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	52,546,356	48,614,732	44,697,867	40,797,857	36,914,704	33,048,408	29,198,967	25,366,383	21,550,655	17,730,798	13,920,567	30%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	38,390,508	35,914,619	33,449,315	30,994,596	28,550,461	26,116,911	23,693,945	21,281,566	18,879,770	16,488,559	14,107,933	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	75,513,726	68,967,991	62,410,718	55,824,348	49,191,107	42,493,013	35,809,031	29,154,454	22,529,282	15,933,515	9,362,176	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	103,118,933	95,920,518	88,752,869	81,615,985	74,494,277	67,386,489	60,303,258	53,217,090	46,134,221	39,038,005	31,905,182	40%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,594,765	7,353,496	7,113,253	6,874,038	6,635,848	6,398,686	6,162,551	5,927,442	5,693,360	5,460,304	5,228,275	30%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	77,024,366	72,109,758	67,216,224	62,343,765	57,492,380	52,662,069	47,852,832	43,064,669	38,297,580	33,551,565	28,826,624	40%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	48,944,959	45,860,116	42,783,293	39,717,115	36,664,102	33,624,254	30,597,572	27,584,054	24,583,703	21,596,516	18,622,495	45%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	77,866,575	71,419,255	64,959,960	58,514,874	52,097,699	45,708,434	39,347,079	33,013,635	26,708,100	20,415,714	14,104,763	40%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	252,495,276	232,132,785	211,840,773	191,534,710	171,236,894	150,910,757	130,502,191	109,952,394	89,106,068	68,231,205	47,449,151	20%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	7,978,828	7,411,812	6,847,219	6,285,048	5,725,302	5,167,979	4,613,078	4,060,602	3,508,279	2,957,371	2,408,900	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	14,557,413	13,622,277	12,691,121	11,763,945	10,840,750	9,921,535	9,006,300	8,095,044	7,187,769	6,284,475	5,385,160	45%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	62,044,516	56,810,285	51,570,542	46,352,625	41,145,295	35,937,136	30,751,728	25,575,135	20,391,391	15,216,660	10,026,429	40%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	64,038,804	58,775,701	53,508,947	48,255,288	43,024,378	37,816,220	32,630,810	27,468,152	22,299,146	17,138,349	11,963,293	40%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	26,184,767	24,356,426	22,535,900	20,723,188	18,918,291	17,121,210	15,331,943	13,550,492	11,776,342	9,999,965	8,231,451	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	60,872,077	55,957,469	51,063,936	46,191,476	41,340,091	36,509,780	31,674,782	26,853,308	22,053,057	17,241,081	12,441,153	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	12,187,111	11,266,321	10,349,469	9,436,559	8,527,587	7,621,591	6,715,223	5,812,817	4,914,374	4,019,895	3,129,379	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	14,225,767	13,151,507	12,081,844	11,016,777	9,956,305	8,899,420	7,841,986	6,789,175	5,740,988	4,697,424	3,658,484	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	9,344,167	8,608,488	7,875,959	7,146,583	6,417,248	5,689,978	4,965,880	4,244,951	3,527,191	2,812,602	2,101,182	40%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	11,221,966	10,339,146	9,460,107	8,584,850	7,709,779	6,837,050	5,968,126	5,103,007	4,241,690	3,384,178	2,530,469	45%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	13,099,764	12,069,804	11,044,254	10,023,116	9,002,310	7,984,122	6,970,374	5,961,063	4,956,190	3,955,754	2,959,756	45%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	923,178	872,703	822,442	772,395	722,562	672,941	623,535	574,342	525,362	476,596	428,043	45%
2	Low density housing scheme (4 houses)	4	£917,161	1,847,233	1,746,285	1,645,764	1,545,670	1,446,002	1,346,762	1,247,949	1,149,562	1,051,604	954,072	856,967	45%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,157,067	3,929,933	3,703,760	3,478,547	3,254,296	3,031,006	2,808,675	2,587,307	2,366,899	2,147,452	1,928,966	45%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,652,187	1,547,422	1,443,102	1,339,229	1,235,801	1,132,819	1,030,282	928,192	826,547	725,348	624,594	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,316,150	2,169,472	2,023,419	1,877,988	1,733,183	1,589,000	1,445,442	1,302,509	1,160,199	1,018,514	877,452	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,974,332	2,785,755	2,597,980	2,411,008	2,224,837	2,039,470	1,854,904	1,671,140	1,488,179	1,306,021	1,124,665	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	9,332,456	8,738,887	8,147,843	7,559,325	6,973,333	6,389,867	5,808,927	5,230,512	4,654,622	4,081,259	3,510,421	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	21,466,310	20,089,247	18,718,045	17,352,705	15,993,226	14,639,608	13,291,852	11,949,957	10,613,923	9,283,750	7,959,438	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	53,261,722	49,523,498	45,801,231	42,094,924	38,404,574	34,730,181	31,071,747	27,429,271	23,793,040	20,161,301	16,545,614	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	89,291,094	81,779,678	74,300,500	66,840,545	59,384,845	51,947,519	44,507,385	37,052,025	29,570,910	22,096,968	14,587,800	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	41,518,080	38,431,316	35,357,780	32,297,470	29,250,389	26,216,537	23,185,518	20,160,483	17,148,753	14,150,332	11,165,217	35%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	61,255,734	56,156,853	51,070,098	45,985,254	40,922,429	35,881,624	30,828,418	25,794,979	20,755,936	15,723,010	10,662,983	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	28,788,781	27,326,129	25,869,730	24,419,582	22,975,686	21,538,043	20,105,925	18,679,369	17,259,069	15,845,025	14,437,240	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,583,868	8,402,917	8,222,735	8,043,323	7,864,681	7,686,809	7,509,707	7,333,376	7,157,814	6,983,022	6,809,001	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	9,947,517	9,344,315	8,743,680	8,145,613	7,550,112	6,957,177	6,366,809	5,779,009	5,193,774	4,611,106	4,031,006	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	22,614,052	21,184,222	19,760,502	18,342,891	16,931,390	15,526,000	14,126,719	12,733,549	11,346,488	9,965,537	8,590,696	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	35,462,867	32,897,093	30,342,291	27,798,459	25,265,599	22,743,710	20,232,792	17,726,836	15,223,031	12,730,263	10,248,534	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	51,155,055	47,026,217	42,915,084	38,821,656	34,745,934	30,687,917	26,647,606	22,625,001	18,617,626	14,596,284	10,583,687	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	13,275,817	12,344,642	11,417,446	10,494,231	9,574,996	8,659,741	7,748,466	6,841,172	5,937,857	5,038,523	4,143,168	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	36,587,606	34,021,818	31,467,000	28,923,153	26,390,277	23,868,373	21,357,440	18,857,478	16,364,808	13,872,025	11,390,280	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	73,270,851	67,191,313	61,118,678	55,034,730	48,942,177	42,820,700	36,686,129	30,578,470	24,497,724	18,443,891	12,416,972	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	26,743,590	24,944,004	23,149,448	21,362,598	19,583,452	17,812,011	16,048,275	14,292,242	12,543,916	10,803,294	9,070,376	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	61,251,150	56,196,739	51,174,879	46,172,689	41,203,282	36,247,968	31,334,892	26,464,056	21,635,459	16,829,366	12,042,023	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	13,555,271	12,891,199	12,232,511	11,579,205	10,931,284	10,288,745	9,651,590	9,019,818	8,393,428	7,772,422	7,156,800	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	50,754,354	46,820,631	42,903,766	39,003,757	35,120,603	31,254,307	27,404,866	23,572,282	19,736,537	15,909,322	12,099,092	35%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	52,546,356	48,614,732	44,697,867	40,797,857	36,914,704	33,048,408	29,198,967	25,366,383	21,550,655	17,730,798	13,920,567	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	38,390,508	35,914,619	33,449,315	30,994,596	28,550,461	26,116,911	23,693,945	21,281,566	18,879,770	16,488,559	14,107,933	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	75,513,726	68,967,991	62,410,718	55,824,348	49,191,107	42,493,013	35,809,031	29,154,454	22,529,282	15,933,515	9,362,176	30%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	103,118,933	95,920,518	88,752,869	81,615,985	74,494,277	67,386,489	60,303,258	53,217,090	46,134,221	39,038,005	31,905,182	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,594,765	7,353,496	7,113,253	6,874,038	6,635,848	6,398,686	6,162,551	5,927,442	5,693,360	5,460,304	5,228,275	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	77,024,366	72,109,758	67,216,224	62,343,765	57,492,380	52,662,069	47,852,832	43,064,669	38,297,580	33,551,565	28,826,624	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	48,944,959	45,860,116	42,783,293	39,717,115	36,664,102	33,624,254	30,597,572	27,584,054	24,583,703	21,596,516	18,622,495	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	77,866,575	71,419,255	64,959,960	58,514,874	52,097,699	45,708,434	39,347,079	33,013,635	26,708,100	20,415,714	14,104,763	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	252,495,276	232,132,785	211,840,773	191,534,710	171,236,894	150,910,757	130,502,191	109,952,394	89,106,068	68,231,205	47,449,151	35%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	7,978,828	7,411,812	6,847,219	6,285,048	5,725,302	5,167,979	4,613,078	4,060,602	3,508,279	2,957,371	2,408,900	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	14,557,413	13,622,277	12,691,121	11,763,945	10,840,750	9,921,535	9,006,300	8,095,044	7,187,769	6,284,475	5,385,160	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	62,044,516	56,810,285	51,570,542	46,352,625	41,145,295	35,937,136	30,751,728	25,575,135	20,391,391	15,216,660	10,026,429	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	64,038,804	58,775,701	53,508,947	48,255,288	43,024,378	37,816,220	32,630,810	27,468,152	22,299,146	17,138,349	11,963,293	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	26,184,767	24,356,426	22,535,900	20,723,188	18,918,291	17,121,210	15,331,943	13,550,492	11,776,342	9,999,965	8,231,451	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	60,872,077	55,957,469	51,063,936	46,191,476	41,340,091	36,509,780	31,674,782	26,853,308	22,053,057	17,241,081	12,441,153	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	12,187,111	11,266,321	10,349,469	9,436,559	8,527,587	7,621,591	6,715,223	5,812,817	4,914,374	4,019,895	3,129,379	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	14,225,767	13,151,507	12,081,844	11,016,777	9,956,305	8,899,420	7,841,986	6,789,175	5,740,988	4,697,424	3,658,484	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	9,344,167	8,608,488	7,875,959	7,146,583	6,417,248	5,689,978	4,965,880	4,244,951	3,527,191	2,812,602	2,101,182	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	11,221,966	10,339,146	9,460,107	8,584,850	7,709,779	6,837,050	5,968,126	5,103,007	4,241,690	3,384,178	2,530,469	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	13,099,764	12,069,804	11,044,254	10,023,116	9,002,310	7,984,122	6,970,374	5,961,063	4,956,190	3,955,754	2,959,756	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	923,178	872,703	822,442	772,395	722,562	672,941	623,535	574,342	525,362	476,596	428,043	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,847,233	1,746,285	1,645,764	1,545,670	1,446,002	1,346,762	1,247,949	1,149,562	1,051,604	954,072	856,967	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,157,067	3,929,933	3,703,760	3,478,547	3,254,296	3,031,006	2,808,675	2,587,307	2,366,899	2,147,452	1,928,966	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,652,187	1,547,422	1,443,102	1,339,229	1,235,801	1,132,819	1,030,282	928,192	826,547	725,348	624,594	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,316,150	2,169,472	2,023,419	1,877,988	1,733,183	1,589,000	1,445,442	1,302,509	1,160,199	1,018,514	877,452	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,974,332	2,785,755	2,597,980	2,411,008	2,224,837	2,039,470	1,854,904	1,671,140	1,488,179	1,306,021	1,124,665	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	9,332,456	8,738,887	8,147,843	7,559,325	6,973,333	6,389,867	5,808,927	5,230,512	4,654,622	4,081,259	3,510,421	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	21,466,310	20,089,247	18,718,045	17,352,705	15,993,226	14,639,608	13,291,852	11,949,957	10,613,923	9,283,750	7,959,438	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	53,261,722	49,523,498	45,801,231	42,094,924	38,404,574	34,730,181	31,071,747	27,429,271	23,793,040	20,161,301	16,545,614	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	89,291,094	81,779,678	74,300,500	66,840,545	59,384,845	51,947,519	44,507,385	37,052,025	29,570,910	22,096,968	14,587,800	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	41,518,080	38,431,316	35,357,780	32,297,470	29,250,389	26,216,537	23,185,518	20,160,483	17,148,753	14,150,332	11,165,217	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	61,255,734	56,156,853	51,070,098	45,985,254	40,922,429	35,881,624	30,828,418	25,794,979	20,755,936	15,723,010	10,662,983	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	28,788,781	27,326,129	25,869,730	24,419,582	22,975,686	21,538,043	20,105,925	18,679,369	17,259,069	15,845,025	14,437,240	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,583,868	8,402,917	8,222,735	8,043,323	7,864,681	7,686,809	7,509,707	7,333,376	7,157,814	6,983,022	6,809,001	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	9,947,517	9,344,315	8,743,680	8,145,613	7,550,112	6,957,177	6,366,809	5,779,009	5,193,774	4,611,106	4,031,006	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	22,614,052	21,184,222	19,760,502	18,342,891	16,931,390	15,526,000	14,126,719	12,733,549	11,346,488	9,965,537	8,590,696	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	35,462,867	32,897,093	30,342,291	27,798,459	25,265,599	22,743,710	20,232,792	17,726,836	15,223,031	12,730,263	10,248,534	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	51,155,055	47,026,217	42,915,084	38,821,656	34,745,934	30,687,917	26,647,606	22,625,001	18,617,626	14,596,284	10,583,687	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	13,275,817	12,344,642	11,417,446	10,494,231	9,574,996	8,659,741	7,748,466	6,841,172	5,937,857	5,038,523	4,143,168	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	36,587,606	34,021,818	31,467,000	28,923,153	26,390,277	23,868,373	21,357,440	18,857,478	16,364,808	13,872,025	11,390,280	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	73,270,851	67,191,313	61,118,678	55,034,730	48,942,177	42,820,700	36,686,129	30,578,470	24,497,724	18,443,891	12,416,972	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	26,743,590	24,944,004	23,149,448	21,362,598	19,583,452	17,812,011	16,048,275	14,292,242	12,543,916	10,803,294	9,070,376	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	61,251,150	56,196,739	51,174,879	46,172,689	41,203,282	36,247,968	31,334,892	26,464,056	21,635,459	16,829,366	12,042,023	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	13,555,271	12,891,199	12,232,511	11,579,205	10,931,284	10,288,745	9,651,590	9,019,818	8,393,428	7,772,422	7,156,800	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	50,754,354	46,820,631	42,903,766	39,003,757	35,120,603	31,254,307	27,404,866	23,572,282	19,736,537	15,909,322	12,099,092	45%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	52,546,356	48,614,732	44,697,867	40,797,857	36,914,704	33,048,408	29,198,967	25,366,383	21,550,655	17,730,798	13,920,567	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	38,390,508	35,914,619	33,449,315	30,994,596	28,550,461	26,116,911	23,693,945	21,281,566	18,879,770	16,488,559	14,107,933	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	75,513,726	68,967,991	62,410,718	55,824,348	49,191,107	42,493,013	35,809,031	29,154,454	22,529,282	15,933,515	9,362,176	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	103,118,933	95,920,518	88,752,869	81,615,985	74,494,277	67,386,489	60,303,258	53,217,090	46,134,221	39,038,005	31,905,182	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,594,765	7,353,496	7,113,253	6,874,038	6,635,848	6,398,686	6,162,551	5,927,442	5,693,360	5,460,304	5,228,275	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	77,024,366	72,109,758	67,216,224	62,343,765	57,492,380	52,662,069	47,852,832	43,064,669	38,297,580	33,551,565	28,826,624	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	48,944,959	45,860,116	42,783,293	39,717,115	36,664,102	33,624,254	30,597,572	27,584,054	24,583,703	21,596,516	18,622,495	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	77,866,575	71,419,255	64,959,960	58,514,874	52,097,699	45,708,434	39,347,079	33,013,635	26,708,100	20,415,714	14,104,763	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	252,495,276	232,132,785	211,840,773	191,534,710	171,236,894	150,910,757	130,502,191	109,952,394	89,106,068	68,231,205	47,449,151	45%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	7,978,828	7,411,812	6,847,219	6,285,048	5,725,302	5,167,979	4,613,078	4,060,602	3,508,279	2,957,371	2,408,900	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	14,557,413	13,622,277	12,691,121	11,763,945	10,840,750	9,921,535	9,006,300	8,095,044	7,187,769	6,284,475	5,385,160	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	62,044,516	56,810,285	51,570,542	46,352,625	41,145,295	35,937,136	30,751,728	25,575,135	20,391,391	15,216,660	10,026,429	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	64,038,804	58,775,701	53,508,947	48,255,288	43,024,378	37,816,220	32,630,810	27,468,152	22,299,146	17,138,349	11,963,293	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	26,184,767	24,356,426	22,535,900	20,723,188	18,918,291	17,121,210	15,331,943	13,550,492	11,776,342	9,999,965	8,231,451	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	60,872,077	55,957,469	51,063,936	46,191,476	41,340,091	36,509,780	31,674,782	26,853,308	22,053,057	17,241,081	12,441,153	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	12,187,111	11,266,321	10,349,469	9,436,559	8,527,587	7,621,591	6,715,223	5,812,817	4,914,374	4,019,895	3,129,379	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	14,225,767	13,151,507	12,081,844	11,016,777	9,956,305	8,899,420	7,841,986	6,789,175	5,740,988	4,697,424	3,658,484	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	9,344,167	8,608,488	7,875,959	7,146,583	6,417,248	5,689,978	4,965,880	4,244,951	3,527,191	2,812,602	2,101,182	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	11,221,966	10,339,146	9,460,107	8,584,850	7,709,779	6,837,050	5,968,126	5,103,007	4,241,690	3,384,178	2,530,469	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	13,099,764	12,069,804	11,044,254	10,023,116	9,002,310	7,984,122	6,970,374	5,961,063	4,956,190	3,955,754	2,959,756	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	923,178	872,703	822,442	772,395	722,562	672,941	623,535	574,342	525,362	476,596	428,043	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,847,233	1,746,285	1,645,764	1,545,670	1,446,002	1,346,762	1,247,949	1,149,562	1,051,604	954,072	856,967	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,157,067	3,929,933	3,703,760	3,478,547	3,254,296	3,031,006	2,808,675	2,587,307	2,366,899	2,147,452	1,928,966	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,652,187	1,547,422	1,443,102	1,339,229	1,235,801	1,132,819	1,030,282	928,192	826,547	725,348	624,594	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,316,150	2,169,472	2,023,419	1,877,988	1,733,183	1,589,000	1,445,442	1,302,509	1,160,199	1,018,514	877,452	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,974,332	2,785,755	2,597,980	2,411,008	2,224,837	2,039,470	1,854,904	1,671,140	1,488,179	1,306,021	1,124,665	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	9,332,456	8,738,887	8,147,843	7,559,325	6,973,333	6,389,867	5,808,927	5,230,512	4,654,622	4,081,259	3,510,421	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	21,466,310	20,089,247	18,718,045	17,352,705	15,993,226	14,639,608	13,291,852	11,949,957	10,613,923	9,283,750	7,959,438	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	53,261,722	49,523,498	45,801,231	42,094,924	38,404,574	34,730,181	31,071,747	27,429,271	23,793,040	20,161,301	16,545,614	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	89,291,094	81,779,678	74,300,500	66,840,545	59,384,845	51,947,519	44,507,385	37,052,025	29,570,910	22,096,968	14,587,800	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	41,518,080	38,431,316	35,357,780	32,297,470	29,250,389	26,216,537	23,185,518	20,160,483	17,148,753	14,150,332	11,165,217	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	61,255,734	56,156,853	51,070,098	45,985,254	40,922,429	35,881,624	30,828,418	25,794,979	20,755,936	15,723,010	10,662,983	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	28,788,781	27,326,129	25,869,730	24,419,582	22,975,686	21,538,043	20,105,925	18,679,369	17,259,069	15,845,025	14,437,240	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,583,868	8,402,917	8,222,735	8,043,323	7,864,681	7,686,809	7,509,707	7,333,376	7,157,814	6,983,022	6,809,001	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	9,947,517	9,344,315	8,743,680	8,145,613	7,550,112	6,957,177	6,366,809	5,779,009	5,193,774	4,611,106	4,031,006	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	22,614,052	21,184,222	19,760,502	18,342,891	16,931,390	15,526,000	14,126,719	12,733,549	11,346,488	9,965,537	8,590,696	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	35,462,867	32,897,093	30,342,291	27,798,459	25,265,599	22,743,710	20,232,792	17,726,836	15,223,031	12,730,263	10,248,534	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	51,155,055	47,026,217	42,915,084	38,821,656	34,745,934	30,687,917	26,647,606	22,625,001	18,617,626	14,596,284	10,583,687	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	13,275,817	12,344,642	11,417,446	10,494,231	9,574,996	8,659,741	7,748,466	6,841,172	5,937,857	5,038,523	4,143,168	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	36,587,606	34,021,818	31,467,000	28,923,153	26,390,277	23,868,373	21,357,440	18,857,478	16,364,808	13,872,025	11,390,280	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	73,270,851	67,191,313	61,118,678	55,034,730	48,942,177	42,820,700	36,686,129	30,578,470	24,497,724	18,443,891	12,416,972	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	26,743,590	24,944,004	23,149,448	21,362,598	19,583,452	17,812,011	16,048,275	14,292,242	12,543,916	10,803,294	9,070,376	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	61,251,150	56,196,739	51,174,879	46,172,689	41,203,282	36,247,968	31,334,892	26,464,056	21,635,459	16,829,366	12,042,023	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	13,555,271	12,891,199	12,232,511	11,579,205	10,931,284	10,288,745	9,651,590	9,019,818	8,393,428	7,772,422	7,156,800	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	50,754,354	46,820,631	42,903,766	39,003,757	35,120,603	31,254,307	27,404,866	23,572,282	19,736,537	15,909,322	12,099,092	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	52,546,356	48,614,732	44,697,867	40,797,857	36,914,704	33,048,408	29,198,967	25,366,383	21,550,655	17,730,798	13,920,567	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	38,390,508	35,914,619	33,449,315	30,994,596	28,550,461	26,116,911	23,693,945	21,281,566	18,879,770	16,488,559	14,107,933	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	75,513,726	68,967,991	62,410,718	55,824,348	49,191,107	42,493,013	35,809,031	29,154,454	22,529,282	15,933,515	9,362,176	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	103,118,933	95,920,518	88,752,869	81,615,985	74,494,277	67,386,489	60,303,258	53,217,090	46,134,221	39,038,005	31,905,182	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,594,765	7,353,496	7,113,253	6,874,038	6,635,848	6,398,686	6,162,551	5,927,442	5,693,360	5,460,304	5,228,275	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	77,024,366	72,109,758	67,216,224	62,343,765	57,492,380	52,662,069	47,852,832	43,064,669	38,297,580	33,551,565	28,826,624	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	48,944,959	45,860,116	42,783,293	39,717,115	36,664,102	33,624,254	30,597,572	27,584,054	24,583,703	21,596,516	18,622,495	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	77,866,575	71,419,255	64,959,960	58,514,874	52,097,699	45,708,434	39,347,079	33,013,635	26,708,100	20,415,714	14,104,763	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	252,495,276	232,132,785	211,840,773	191,534,710	171,236,894	150,910,757	130,502,191	109,952,394	89,106,068	68,231,205	47,449,151	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	7,978,828	7,411,812	6,847,219	6,285,048	5,725,302	5,167,979	4,613,078	4,060,602	3,508,279	2,957,371	2,408,900	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	14,557,413	13,622,277	12,691,121	11,763,945	10,840,750	9,921,535	9,006,300	8,095,044	7,187,769	6,284,475	5,385,160	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	62,044,516	56,810,285	51,570,542	46,352,625	41,145,295	35,937,136	30,751,728	25,575,135	20,391,391	15,216,660	10,026,429	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	64,038,804	58,775,701	53,508,947	48,255,288	43,024,378	37,816,220	32,630,810	27,468,152	22,299,146	17,138,349	11,963,293	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	26,184,767	24,356,426	22,535,900	20,723,188	18,918,291	17,121,210	15,331,943	13,550,492	11,776,342	9,999,965	8,231,451	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	60,872,077	55,957,469	51,063,936	46,191,476	41,340,091	36,509,780	31,674,782	26,853,308	22,053,057	17,241,081	12,441,153	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	12,187,111	11,266,321	10,349,469	9,436,559	8,527,587	7,621,591	6,715,223	5,812,817	4,914,374	4,019,895	3,129,379	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	14,225,767	13,151,507	12,081,844	11,016,777	9,956,305	8,899,420	7,841,986	6,789,175	5,740,988	4,697,424	3,658,484	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	9,344,167	8,608,488	7,875,959	7,146,583	6,417,248	5,689,978	4,965,880	4,244,951	3,527,191	2,812,602	2,101,182	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	11,221,966	10,339,146	9,460,107	8,584,850	7,709,779	6,837,050	5,968,126	5,103,007	4,241,690	3,384,178	2,530,469	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	13,099,764	12,069,804	11,044,254	10,023,116	9,002,310	7,984,122	6,970,374	5,961,063	4,956,190	3,955,754	2,959,756	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £12,688 psm AH tenure Rented 70% LLR 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	1,013,659	958,473	903,518	848,798	794,310	740,056	686,037	632,249	578,697	525,376	472,290	20%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,028,198	1,917,823	1,807,915	1,698,474	1,589,500	1,480,993	1,372,952	1,265,378	1,158,271	1,051,632	945,458	20%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,564,236	4,315,893	4,068,600	3,822,358	3,577,165	3,333,024	3,089,932	2,847,892	2,606,902	2,366,961	2,128,072	20%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,844,462	1,729,681	1,615,388	1,501,583	1,388,267	1,275,438	1,163,098	1,051,246	939,881	829,005	718,617	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,585,334	2,424,635	2,264,618	2,105,285	1,946,635	1,788,668	1,631,385	1,474,785	1,318,868	1,163,635	1,009,084	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,320,426	3,113,821	2,908,094	2,703,246	2,499,276	2,296,185	2,093,972	1,892,638	1,692,182	1,492,605	1,293,905	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	10,431,642	9,780,817	9,132,759	8,487,469	7,844,945	7,205,189	6,568,202	5,933,982	5,302,528	4,673,843	4,047,925	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	24,054,669	22,542,780	21,037,320	19,538,292	18,045,694	16,559,527	15,079,791	13,606,484	12,139,609	10,679,164	9,225,150	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	60,489,425	56,387,952	52,290,913	48,210,525	44,147,688	40,102,403	36,074,669	32,064,485	28,071,853	24,096,771	20,120,606	45%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	103,731,938	95,501,753	87,306,833	79,130,645	70,968,173	62,839,106	54,700,493	46,574,806	38,437,712	30,262,540	22,071,985	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	47,499,083	44,100,770	40,717,001	37,347,774	33,993,091	30,652,952	27,327,356	24,016,303	20,707,391	17,405,113	14,117,469	25%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	71,358,067	65,732,960	60,131,961	54,555,072	49,002,291	43,446,619	37,907,795	32,390,608	26,858,394	21,342,396	15,809,534	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	31,544,800	29,937,551	28,337,164	26,743,637	25,156,974	23,577,171	22,004,230	20,438,150	18,878,932	17,326,576	15,781,082	45%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,918,983	8,720,575	8,523,010	8,326,290	8,130,414	7,935,381	7,741,192	7,547,846	7,355,345	7,163,687	6,972,873	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,064,565	10,403,177	9,744,602	9,088,838	8,435,887	7,785,749	7,138,423	6,493,909	5,852,209	5,213,320	4,577,244	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	25,287,217	23,718,143	22,155,766	20,600,087	19,051,106	17,508,823	15,973,239	14,444,351	12,922,162	11,406,671	9,897,877	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	40,361,969	37,541,003	34,732,085	31,935,217	29,150,397	26,377,625	23,616,902	20,868,228	18,131,603	15,396,216	12,666,688	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	59,148,209	54,619,735	50,093,084	45,585,900	41,098,184	36,629,937	32,181,156	27,751,842	23,341,997	18,951,620	14,553,792	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	15,032,138	14,009,476	12,991,181	11,977,252	10,967,689	9,962,494	8,961,664	7,965,201	6,973,105	5,985,375	5,002,010	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	41,486,709	38,665,727	35,856,794	33,059,911	30,275,075	27,502,288	24,741,551	21,992,862	19,256,221	16,531,629	13,808,434	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	84,972,510	78,334,741	71,695,462	65,073,020	58,443,613	51,800,457	45,133,515	38,420,761	31,720,589	25,050,027	18,409,072	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	30,136,408	28,163,111	26,198,240	24,241,794	22,293,776	20,347,440	18,409,412	16,479,840	14,558,725	12,646,067	10,741,865	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	70,789,779	65,246,122	59,737,045	54,255,539	48,819,822	43,395,397	38,003,246	32,628,627	27,300,473	22,018,785	16,774,823	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	14,758,722	14,029,538	13,306,255	12,588,877	11,877,401	11,171,830	10,472,162	9,778,397	9,090,535	8,408,577	7,732,522	35%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	58,329,524	54,019,292	49,725,677	45,432,438	41,157,730	36,901,552	32,663,905	28,444,789	24,244,205	20,056,633	15,860,914	25%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	60,096,661	55,786,429	51,494,641	47,221,296	42,951,829	38,695,652	34,458,006	30,238,890	26,038,305	21,856,251	17,682,390	35%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	43,090,714	40,369,993	37,660,890	34,963,406	32,277,540	29,603,294	26,940,665	24,289,656	21,650,266	19,022,494	16,406,340	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	88,287,472	81,149,574	74,012,741	66,869,738	59,701,723	52,489,632	45,200,675	37,855,826	30,543,373	23,263,317	16,015,655	20%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	116,661,636	108,782,948	100,937,894	93,123,019	85,316,034	77,542,813	69,795,024	62,051,891	54,325,757	46,600,287	38,850,523	45%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	8,041,584	7,777,040	7,513,622	7,251,328	6,990,158	6,730,115	6,471,196	6,213,403	5,956,734	5,701,189	5,446,770	35%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	86,534,216	81,124,243	75,737,436	70,373,795	65,033,320	59,716,011	54,421,868	49,150,891	43,903,079	38,678,434	33,476,954	45%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	54,782,813	51,393,878	48,019,360	44,659,256	41,313,569	37,982,297	34,658,505	31,346,515	28,048,985	24,765,912	21,497,298	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	90,342,746	83,292,679	76,264,041	69,222,770	62,176,050	55,135,920	48,126,496	41,147,777	34,199,765	27,282,458	20,394,284	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	291,650,684	269,350,496	247,145,480	224,965,684	202,837,368	180,682,721	158,514,674	136,275,156	113,862,063	91,136,833	68,225,718	25%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	9,043,144	8,420,687	7,800,888	7,183,747	6,569,263	5,957,435	5,348,266	4,741,754	4,137,900	3,536,494	2,934,194	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	16,313,734	15,287,111	14,264,856	13,246,966	12,233,444	11,224,288	10,219,497	9,219,075	8,223,017	7,231,327	6,244,003	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	72,178,834	66,424,662	60,686,798	54,973,630	49,272,097	43,575,308	37,891,791	32,204,348	26,541,930	20,865,293	15,199,895	45%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	74,231,873	68,469,311	62,704,857	56,958,379	51,220,831	45,483,340	39,770,874	34,083,432	28,421,014	22,773,047	17,111,456	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	29,635,914	27,627,804	25,628,266	23,637,305	21,654,916	19,681,102	17,715,861	15,759,196	13,811,104	11,871,587	9,934,813	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	70,367,998	64,971,955	59,585,148	54,221,506	48,881,032	43,563,722	38,269,579	32,998,602	27,715,216	22,452,720	17,191,780	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	13,948,255	12,935,728	11,927,526	10,923,652	9,924,106	8,928,885	7,937,992	6,950,451	5,962,152	4,978,207	3,998,616	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	16,280,435	15,099,148	13,922,909	12,751,719	11,585,577	10,424,482	9,268,437	8,116,414	6,963,395	5,815,455	4,672,595	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	10,759,372	9,949,975	9,144,041	8,341,569	7,542,559	6,747,013	5,952,569	5,159,120	4,369,155	3,582,674	2,799,677	45%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	12,920,212	11,948,931	10,981,804	10,018,833	9,060,017	8,105,355	7,152,155	6,200,011	5,252,046	4,308,264	3,368,663	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	15,081,052	13,947,886	12,819,568	11,696,097	10,577,474	9,463,699	8,351,741	7,240,901	6,134,938	5,033,855	3,937,649	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	1,013,659	958,473	903,518	848,798	794,310	740,056	686,037	632,249	578,697	525,376	472,290	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,028,198	1,917,823	1,807,915	1,698,474	1,589,500	1,480,993	1,372,952	1,265,378	1,158,271	1,051,632	945,458	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,564,236	4,315,893	4,068,600	3,822,358	3,577,165	3,333,024	3,089,932	2,847,892	2,606,902	2,366,961	2,128,072	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,844,462	1,729,681	1,615,388	1,501,583	1,388,267	1,275,438	1,163,098	1,051,246	939,881	829,005	718,617	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,585,334	2,424,635	2,264,618	2,105,285	1,946,635	1,788,668	1,631,385	1,474,785	1,318,868	1,163,635	1,009,084	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,320,426	3,113,821	2,908,094	2,703,246	2,499,276	2,296,185	2,093,972	1,892,638	1,692,182	1,492,605	1,293,905	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	10,431,642	9,780,817	9,132,759	8,487,469	7,844,945	7,205,189	6,568,202	5,933,982	5,302,528	4,673,843	4,047,925	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	24,054,669	22,542,780	21,037,320	19,538,292	18,045,694	16,559,527	15,079,791	13,606,484	12,139,609	10,679,164	9,225,150	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	60,489,425	56,387,952	52,290,913	48,210,525	44,147,688	40,102,403	36,074,669	32,064,485	28,071,853	24,096,771	20,120,606	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	103,731,938	95,501,753	87,306,833	79,130,645	70,968,173	62,839,106	54,700,493	46,574,806	38,437,712	30,262,540	22,071,985	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	47,499,083	44,100,770	40,717,001	37,347,774	33,993,091	30,652,952	27,327,356	24,016,303	20,707,391	17,405,113	14,117,469	40%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	71,358,067	65,732,960	60,131,961	54,555,072	49,002,291	43,446,619	37,907,795	32,390,608	26,858,394	21,342,396	15,809,534	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	31,544,800	29,937,551	28,337,164	26,743,637	25,156,974	23,577,171	22,004,230	20,438,150	18,878,932	17,326,576	15,781,082	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,918,983	8,720,575	8,523,010	8,326,290	8,130,414	7,935,381	7,741,192	7,547,846	7,355,345	7,163,687	6,972,873	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,064,565	10,403,177	9,744,602	9,088,838	8,435,887	7,785,749	7,138,423	6,493,909	5,852,209	5,213,320	4,577,244	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	25,287,217	23,718,143	22,155,766	20,600,087	19,051,106	17,508,823	15,973,239	14,444,351	12,922,162	11,406,671	9,897,877	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	40,361,969	37,541,003	34,732,085	31,935,217	29,150,397	26,377,625	23,616,902	20,868,228	18,131,603	15,396,216	12,666,688	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	59,148,209	54,619,735	50,093,084	45,585,900	41,098,184	36,629,937	32,181,156	27,751,842	23,341,997	18,951,620	14,553,792	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	15,032,138	14,009,476	12,991,181	11,977,252	10,967,689	9,962,494	8,961,664	7,965,201	6,973,105	5,985,375	5,002,010	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	41,486,709	38,665,727	35,856,794	33,059,911	30,275,075	27,502,288	24,741,551	21,992,862	19,256,221	16,531,629	13,808,434	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	84,972,510	78,334,741	71,695,462	65,073,020	58,443,613	51,800,457	45,133,515	38,420,761	31,720,589	25,050,027	18,409,072	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	30,136,408	28,163,111	26,198,240	24,241,794	22,293,776	20,347,440	18,409,412	16,479,840	14,558,725	12,646,067	10,741,865	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	70,789,779	65,246,122	59,737,045	54,255,539	48,819,822	43,395,397	38,003,246	32,628,627	27,300,473	22,018,785	16,774,823	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	14,758,722	14,029,538	13,306,255	12,588,877	11,877,401	11,171,830	10,472,162	9,778,397	9,090,535	8,408,577	7,732,522	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	58,329,524	54,019,292	49,725,677	45,432,438	41,157,730	36,901,552	32,663,905	28,444,789	24,244,205	20,056,633	15,860,914	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	60,096,661	55,786,429	51,494,641	47,221,296	42,951,829	38,695,652	34,458,006	30,238,890	26,038,305	21,856,251	17,682,390	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	43,090,714	40,369,993	37,660,890	34,963,406	32,277,540	29,603,294	26,940,665	24,289,656	21,650,266	19,022,494	16,406,340	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	88,287,472	81,149,574	74,012,741	66,869,738	59,701,723	52,489,632	45,200,675	37,855,826	30,543,373	23,263,317	16,015,655	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	116,661,636	108,782,948	100,937,894	93,123,019	85,316,034	77,542,813	69,795,024	62,051,891	54,325,757	46,600,287	38,850,523	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,041,584	7,777,040	7,513,622	7,251,328	6,990,158	6,730,115	6,471,196	6,213,403	5,956,734	5,701,189	5,446,770	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	86,534,216	81,124,243	75,737,436	70,373,795	65,033,320	59,716,011	54,421,868	49,150,891	43,903,079	38,678,434	33,476,954	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	54,782,813	51,393,878	48,019,360	44,659,256	41,313,569	37,982,297	34,658,505	31,346,515	28,048,985	24,765,912	21,497,298	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	90,342,746	83,292,679	76,264,041	69,222,770	62,176,050	55,135,920	48,126,496	41,147,777	34,199,765	27,282,458	20,394,284	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	291,650,684	269,350,496	247,145,480	224,965,684	202,837,368	180,682,721	158,514,674	136,275,156	113,862,063	91,136,833	68,225,718	40%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	9,043,144	8,420,687	7,800,888	7,183,747	6,569,263	5,957,435	5,348,266	4,741,754	4,137,900	3,536,494	2,934,194	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	16,313,734	15,287,111	14,264,856	13,246,966	12,233,444	11,224,288	10,219,497	9,219,075	8,223,017	7,231,327	6,244,003	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	72,178,834	66,424,662	60,686,798	54,973,630	49,272,097	43,575,308	37,891,791	32,204,348	26,541,930	20,865,293	15,199,895	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	74,231,873	68,469,311	62,704,857	56,958,379	51,220,831	45,483,340	39,770,874	34,083,432	28,421,014	22,773,047	17,111,456	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	29,635,914	27,627,804	25,628,266	23,637,305	21,654,916	19,681,102	17,715,861	15,759,196	13,811,104	11,871,587	9,934,813	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	70,367,998	64,971,955	59,585,148	54,221,506	48,881,032	43,563,722	38,269,579	32,998,602	27,715,216	22,452,720	17,191,780	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	13,948,255	12,935,728	11,927,526	10,923,652	9,924,106	8,928,885	7,937,992	6,950,451	5,962,152	4,978,207	3,998,616	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	16,280,435	15,099,148	13,922,909	12,751,719	11,585,577	10,424,482	9,268,437	8,116,414	6,963,395	5,815,455	4,672,595	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	10,759,372	9,949,975	9,144,041	8,341,569	7,542,559	6,747,013	5,952,569	5,159,120	4,369,155	3,582,674	2,799,677	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	12,920,212	11,948,931	10,981,804	10,018,833	9,060,017	8,105,355	7,152,155	6,200,011	5,252,046	4,308,264	3,368,663	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	15,081,052	13,947,886	12,819,568	11,696,097	10,577,474	9,463,699	8,351,741	7,240,901	6,134,938	5,033,855	3,937,649	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	1,013,659	958,473	903,518	848,798	794,310	740,056	686,037	632,249	578,697	525,376	472,290	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,028,198	1,917,823	1,807,915	1,698,474	1,589,500	1,480,993	1,372,952	1,265,378	1,158,271	1,051,632	945,458	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,564,236	4,315,893	4,068,600	3,822,358	3,577,165	3,333,024	3,089,932	2,847,892	2,606,902	2,366,961	2,128,072	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,844,462	1,729,681	1,615,388	1,501,583	1,388,267	1,275,438	1,163,098	1,051,246	939,881	829,005	718,617	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,585,334	2,424,635	2,264,618	2,105,285	1,946,635	1,788,668	1,631,385	1,474,785	1,318,868	1,163,635	1,009,084	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,320,426	3,113,821	2,908,094	2,703,246	2,499,276	2,296,185	2,093,972	1,892,638	1,692,182	1,492,605	1,293,905	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	10,431,642	9,780,817	9,132,759	8,487,469	7,844,945	7,205,189	6,568,202	5,933,982	5,302,528	4,673,843	4,047,925	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	24,054,669	22,542,780	21,037,320	19,538,292	18,045,694	16,559,527	15,079,791	13,606,484	12,139,609	10,679,164	9,225,150	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	60,489,425	56,387,952	52,290,913	48,210,525	44,147,688	40,102,403	36,074,669	32,064,485	28,071,853	24,096,771	20,120,606	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	103,731,938	95,501,753	87,306,833	79,130,645	70,968,173	62,839,106	54,700,493	46,574,806	38,437,712	30,262,540	22,071,985	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	47,499,083	44,100,770	40,717,001	37,347,774	33,993,091	30,652,952	27,327,356	24,016,303	20,707,391	17,405,113	14,117,469	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	71,358,067	65,732,960	60,131,961	54,555,072	49,002,291	43,446,619	37,907,795	32,390,608	26,858,394	21,342,396	15,809,534	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	31,544,800	29,937,551	28,337,164	26,743,637	25,156,974	23,577,171	22,004,230	20,438,150	18,878,932	17,326,576	15,781,082	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,918,983	8,720,575	8,523,010	8,326,290	8,130,414	7,935,381	7,741,192	7,547,846	7,355,345	7,163,687	6,972,873	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,064,565	10,403,177	9,744,602	9,088,838	8,435,887	7,785,749	7,138,423	6,493,909	5,852,209	5,213,320	4,577,244	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	25,287,217	23,718,143	22,155,766	20,600,087	19,051,106	17,508,823	15,973,239	14,444,351	12,922,162	11,406,671	9,897,877	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	40,361,969	37,541,003	34,732,085	31,935,217	29,150,397	26,377,625	23,616,902	20,868,228	18,131,603	15,396,216	12,666,688	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	59,148,209	54,619,735	50,093,084	45,585,900	41,098,184	36,629,937	32,181,156	27,751,842	23,341,997	18,951,620	14,553,792	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	15,032,138	14,009,476	12,991,181	11,977,252	10,967,689	9,962,494	8,961,664	7,965,201	6,973,105	5,985,375	5,002,010	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	41,486,709	38,665,727	35,856,794	33,059,911	30,275,075	27,502,288	24,741,551	21,992,862	19,256,221	16,531,629	13,808,434	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	84,972,510	78,334,741	71,695,462	65,073,020	58,443,613	51,800,457	45,133,515	38,420,761	31,720,589	25,050,027	18,409,072	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	30,136,408	28,163,111	26,198,240	24,241,794	22,293,776	20,347,440	18,409,412	16,479,840	14,558,725	12,646,067	10,741,865	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	70,789,779	65,246,122	59,737,045	54,255,539	48,819,822	43,395,397	38,003,246	32,628,627	27,300,473	22,018,785	16,774,823	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	14,758,722	14,029,538	13,306,255	12,588,877	11,877,401	11,171,830	10,472,162	9,778,397	9,090,535	8,408,577	7,732,522	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	58,329,524	54,019,292	49,725,677	45,432,438	41,157,730	36,901,552	32,663,905	28,444,789	24,244,205	20,056,633	15,860,914	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	60,096,661	55,786,429	51,494,641	47,221,296	42,951,829	38,695,652	34,458,006	30,238,890	26,038,305	21,856,251	17,682,390	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	43,090,714	40,369,993	37,660,890	34,963,406	32,277,540	29,603,294	26,940,665	24,289,656	21,650,266	19,022,494	16,406,340	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	88,287,472	81,149,574	74,012,741	66,869,738	59,701,723	52,489,632	45,200,675	37,855,826	30,543,373	23,263,317	16,015,655	45%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	116,661,636	108,782,948	100,937,894	93,123,019	85,316,034	77,542,813	69,795,024	62,051,891	54,325,757	46,600,287	38,850,523	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	8,041,584	7,777,040	7,513,622	7,251,328	6,990,158	6,730,115	6,471,196	6,213,403	5,956,734	5,701,189	5,446,770	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	86,534,216	81,124,243	75,737,436	70,373,795	65,033,320	59,716,011	54,421,868	49,150,891	43,903,079	38,678,434	33,476,954	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	54,782,813	51,393,878	48,019,360	44,659,256	41,313,569	37,982,297	34,658,505	31,346,515	28,048,985	24,765,912	21,497,298	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	90,342,746	83,292,679	76,264,041	69,222,770	62,176,050	55,135,920	48,126,496	41,147,777	34,199,765	27,282,458	20,394,284	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	291,650,684	269,350,496	247,145,480	224,965,684	202,837,368	180,682,721	158,514,674	136,275,156	113,862,063	91,136,833	68,225,718	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	9,043,144	8,420,687	7,800,888	7,183,747	6,569,263	5,957,435	5,348,266	4,741,754	4,137,900	3,536,494	2,934,194	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	16,313,734	15,287,111	14,264,856	13,246,966	12,233,444	11,224,288	10,219,497	9,219,075	8,223,017	7,231,327	6,244,003	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	72,178,834	66,424,662	60,686,798	54,973,630	49,272,097	43,575,308	37,891,791	32,204,348	26,541,930	20,865,293	15,199,895	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	74,231,873	68,469,311	62,704,857	56,958,379	51,220,831	45,483,340	39,770,874	34,083,432	28,421,014	22,773,047	17,111,456	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	29,635,914	27,627,804	25,628,266	23,637,305	21,654,916	19,681,102	17,715,861	15,759,196	13,811,104	11,871,587	9,934,813	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	70,367,998	64,971,955	59,585,148	54,221,506	48,881,032	43,563,722	38,269,579	32,998,602	27,715,216	22,452,720	17,191,780	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	13,948,255	12,935,728	11,927,526	10,923,652	9,924,106	8,928,885	7,937,992	6,950,451	5,962,152	4,978,207	3,998,616	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	16,280,435	15,099,148	13,922,909	12,751,719	11,585,577	10,424,482	9,268,437	8,116,414	6,963,395	5,815,455	4,672,595	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	10,759,372	9,949,975	9,144,041	8,341,569	7,542,559	6,747,013	5,952,569	5,159,120	4,369,155	3,582,674	2,799,677	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	12,920,212	11,948,931	10,981,804	10,018,833	9,060,017	8,105,355	7,152,155	6,200,011	5,252,046	4,308,264	3,368,663	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	15,081,052	13,947,886	12,819,568	11,696,097	10,577,474	9,463,699	8,351,741	7,240,901	6,134,938	5,033,855	3,937,649	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	1,013,659	958,473	903,518	848,798	794,310	740,056	686,037	632,249	578,697	525,376	472,290	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,028,198	1,917,823	1,807,915	1,698,474	1,589,500	1,480,993	1,372,952	1,265,378	1,158,271	1,051,632	945,458	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,564,236	4,315,893	4,068,600	3,822,358	3,577,165	3,333,024	3,089,932	2,847,892	2,606,902	2,366,961	2,128,072	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,844,462	1,729,681	1,615,388	1,501,583	1,388,267	1,275,438	1,163,098	1,051,246	939,881	829,005	718,617	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,585,334	2,424,635	2,264,618	2,105,285	1,946,635	1,788,668	1,631,385	1,474,785	1,318,868	1,163,635	1,009,084	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,320,426	3,113,821	2,908,094	2,703,246	2,499,276	2,296,185	2,093,972	1,892,638	1,692,182	1,492,605	1,293,905	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	10,431,642	9,780,817	9,132,759	8,487,469	7,844,945	7,205,189	6,568,202	5,933,982	5,302,528	4,673,843	4,047,925	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	24,054,669	22,542,780	21,037,320	19,538,292	18,045,694	16,559,527	15,079,791	13,606,484	12,139,609	10,679,164	9,225,150	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	60,489,425	56,387,952	52,290,913	48,210,525	44,147,688	40,102,403	36,074,669	32,064,485	28,071,853	24,096,771	20,120,606	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	103,731,938	95,501,753	87,306,833	79,130,645	70,968,173	62,839,106	54,700,493	46,574,806	38,437,712	30,262,540	22,071,985	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	47,499,083	44,100,770	40,717,001	37,347,774	33,993,091	30,652,952	27,327,356	24,016,303	20,707,391	17,405,113	14,117,469	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	71,358,067	65,732,960	60,131,961	54,555,072	49,002,291	43,446,619	37,907,795	32,390,608	26,858,394	21,342,396	15,809,534	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	31,544,800	29,937,551	28,337,164	26,743,637	25,156,974	23,577,171	22,004,230	20,438,150	18,878,932	17,326,576	15,781,082	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,918,983	8,720,575	8,523,010	8,326,290	8,130,414	7,935,381	7,741,192	7,547,846	7,355,345	7,163,687	6,972,873	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,064,565	10,403,177	9,744,602	9,088,838	8,435,887	7,785,749	7,138,423	6,493,909	5,852,209	5,213,320	4,577,244	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	25,287,217	23,718,143	22,155,766	20,600,087	19,051,106	17,508,823	15,973,239	14,444,351	12,922,162	11,406,671	9,897,877	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	40,361,969	37,541,003	34,732,085	31,935,217	29,150,397	26,377,625	23,616,902	20,868,228	18,131,603	15,396,216	12,666,688	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	59,148,209	54,619,735	50,093,084	45,585,900	41,098,184	36,629,937	32,181,156	27,751,842	23,341,997	18,951,620	14,553,792	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	15,032,138	14,009,476	12,991,181	11,977,252	10,967,689	9,962,494	8,961,664	7,965,201	6,973,105	5,985,375	5,002,010	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	41,486,709	38,665,727	35,856,794	33,059,911	30,275,075	27,502,288	24,741,551	21,992,862	19,256,221	16,531,629	13,808,434	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	84,972,510	78,334,741	71,695,462	65,073,020	58,443,613	51,800,457	45,133,515	38,420,761	31,720,589	25,050,027	18,409,072	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	30,136,408	28,163,111	26,198,240	24,241,794	22,293,776	20,347,440	18,409,412	16,479,840	14,558,725	12,646,067	10,741,865	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	70,789,779	65,246,122	59,737,045	54,255,539	48,819,822	43,395,397	38,003,246	32,628,627	27,300,473	22,018,785	16,774,823	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	14,758,722	14,029,538	13,306,255	12,588,877	11,877,401	11,171,830	10,472,162	9,778,397	9,090,535	8,408,577	7,732,522	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	58,329,524	54,019,292	49,725,677	45,432,438	41,157,730	36,901,552	32,663,905	28,444,789	24,244,205	20,056,633	15,860,914	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	60,096,661	55,786,429	51,494,641	47,221,296	42,951,829	38,695,652	34,458,006	30,238,890	26,038,305	21,856,251	17,682,390	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	43,090,714	40,369,993	37,660,890	34,963,406	32,277,540	29,603,294	26,940,665	24,289,656	21,650,266	19,022,494	16,406,340	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	88,287,472	81,149,574	74,012,741	66,869,738	59,701,723	52,489,632	45,200,675	37,855,826	30,543,373	23,263,317	16,015,655	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	116,661,636	108,782,948	100,937,894	93,123,019	85,316,034	77,542,813	69,795,024	62,051,891	54,325,757	46,600,287	38,850,523	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	8,041,584	7,777,040	7,513,622	7,251,328	6,990,158	6,730,115	6,471,196	6,213,403	5,956,734	5,701,189	5,446,770	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	86,534,216	81,124,243	75,737,436	70,373,795	65,033,320	59,716,011	54,421,868	49,150,891	43,903,079	38,678,434	33,476,954	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	54,782,813	51,393,878	48,019,360	44,659,256	41,313,569	37,982,297	34,658,505	31,346,515	28,048,985	24,765,912	21,497,298	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	90,342,746	83,292,679	76,264,041	69,222,770	62,176,050	55,135,920	48,126,496	41,147,777	34,199,765	27,282,458	20,394,284	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	291,650,684	269,350,496	247,145,480	224,965,684	202,837,368	180,682,721	158,514,674	136,275,156	113,862,063	91,136,833	68,225,718	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	9,043,144	8,420,687	7,800,888	7,183,747	6,569,263	5,957,435	5,348,266	4,741,754	4,137,900	3,536,494	2,934,194	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	16,313,734	15,287,111	14,264,856	13,246,966	12,233,444	11,224,288	10,219,497	9,219,075	8,223,017	7,231,327	6,244,003	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	72,178,834	66,424,662	60,686,798	54,973,630	49,272,097	43,575,308	37,891,791	32,204,348	26,541,930	20,865,293	15,199,895	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	74,231,873	68,469,311	62,704,857	56,958,379	51,220,831	45,483,340	39,770,874	34,083,432	28,421,014	22,773,047	17,111,456	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	29,635,914	27,627,804	25,628,266	23,637,305	21,654,916	19,681,102	17,715,861	15,759,196	13,811,104	11,871,587	9,934,813	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	70,367,998	64,971,955	59,585,148	54,221,506	48,881,032	43,563,722	38,269,579	32,998,602	27,715,216	22,452,720	17,191,780	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	13,948,255	12,935,728	11,927,526	10,923,652	9,924,106	8,928,885	7,937,992	6,950,451	5,962,152	4,978,207	3,998,616	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	16,280,435	15,099,148	13,922,909	12,751,719	11,585,577	10,424,482	9,268,437	8,116,414	6,963,395	5,815,455	4,672,595	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	10,759,372	9,949,975	9,144,041	8,341,569	7,542,559	6,747,013	5,952,569	5,159,120	4,369,155	3,582,674	2,799,677	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	12,920,212	11,948,931	10,981,804	10,018,833	9,060,017	8,105,355	7,152,155	6,200,011	5,252,046	4,308,264	3,368,663	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	15,081,052	13,947,886	12,819,568	11,696,097	10,577,474	9,463,699	8,351,741	7,240,901	6,134,938	5,033,855	3,937,649	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £13,464 psm AH tenure Rented 70% LLR 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	1,100,201	1,040,505	981,062	921,872	862,934	804,249	745,816	687,635	629,708	572,032	514,608	25%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,201,281	2,081,890	1,963,005	1,844,624	1,726,748	1,609,377	1,492,510	1,376,149	1,260,293	1,144,942	1,030,096	25%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,953,672	4,685,044	4,417,550	4,151,194	3,885,973	3,621,889	3,358,940	3,097,127	2,836,452	2,576,911	2,318,508	25%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,026,884	1,902,602	1,778,846	1,655,620	1,532,921	1,410,751	1,289,109	1,167,995	1,047,409	927,351	807,821	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,840,727	2,666,723	2,493,460	2,320,935	2,149,151	1,978,106	1,807,799	1,638,233	1,469,406	1,301,319	1,133,971	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,648,787	3,425,078	3,202,318	2,980,511	2,759,654	2,539,747	2,320,791	2,102,786	1,885,731	1,669,628	1,454,475	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	11,472,776	10,767,718	10,065,657	9,366,593	8,670,524	7,977,452	7,287,377	6,600,298	5,916,216	5,235,130	4,557,041	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	26,500,636	24,861,337	23,229,006	21,603,644	19,985,251	18,373,826	16,769,370	15,171,883	13,581,363	11,997,813	10,421,232	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	67,233,782	62,780,996	58,347,183	53,932,344	49,533,246	45,140,159	40,766,116	36,411,119	32,075,166	27,758,258	23,460,396	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	117,152,588	108,254,503	99,372,331	90,517,196	81,700,289	72,900,009	64,116,934	55,346,941	46,583,543	37,798,323	28,962,537	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	52,624,544	48,940,683	45,265,390	41,605,878	37,962,146	34,334,193	30,722,020	27,125,626	23,545,013	19,967,410	16,395,589	30%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	80,292,435	74,206,520	68,146,656	62,089,574	56,051,298	50,039,208	44,045,054	38,046,840	32,074,984	26,088,594	20,110,840	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	36,625,446	34,882,840	33,147,668	31,419,929	29,699,623	27,986,749	26,281,310	24,583,303	22,892,730	21,209,589	19,533,882	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	9,236,399	9,021,456	8,807,428	8,594,313	8,382,112	8,170,824	7,960,450	7,750,989	7,542,442	7,334,809	7,128,089	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,978,096	11,261,594	10,548,137	9,837,726	9,130,359	8,426,039	7,724,763	7,026,533	6,331,347	5,639,207	4,950,112	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	27,817,711	26,116,824	24,423,190	22,736,813	21,057,689	19,385,820	17,721,206	16,063,846	14,413,740	12,770,889	11,135,293	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	45,978,851	42,924,719	39,875,961	36,840,268	33,817,643	30,808,083	27,811,588	24,828,160	21,857,798	18,900,500	15,956,270	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	68,550,634	63,650,574	58,765,338	53,871,327	48,998,432	44,146,652	39,315,987	34,506,437	29,718,002	24,950,682	20,204,477	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	17,375,992	16,266,869	15,162,478	14,062,818	12,967,890	11,877,693	10,792,228	9,711,495	8,635,494	7,564,223	6,497,684	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	48,565,151	45,512,881	42,473,635	39,447,413	36,434,214	33,433,769	30,437,260	27,453,816	24,483,439	21,526,126	18,581,880	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	98,514,756	91,321,892	84,159,814	76,987,825	69,836,310	62,670,489	55,487,178	48,269,821	40,994,684	33,749,892	26,537,218	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	32,666,058	30,525,762	28,394,596	26,272,562	24,159,658	22,055,513	19,952,865	17,859,383	15,775,067	13,699,919	11,633,938	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	79,650,360	73,638,647	67,664,306	61,739,336	55,850,903	49,992,543	44,169,905	38,371,960	32,581,682	26,838,222	21,145,168	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	15,216,548	14,425,793	13,641,435	12,863,471	12,091,902	11,326,729	10,567,951	9,815,568	9,069,579	8,329,987	7,596,789	35%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	66,003,795	61,323,783	56,663,773	52,023,768	47,403,768	42,792,995	38,190,508	33,608,125	29,045,848	24,503,675	19,981,607	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	67,064,890	62,384,877	57,724,867	53,084,863	48,464,862	43,864,865	39,267,792	34,685,410	30,123,132	25,580,960	21,058,892	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	48,542,734	45,596,811	42,660,677	39,733,924	36,819,767	33,918,204	31,029,236	28,152,864	25,289,087	22,437,905	19,599,318	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	97,477,016	89,772,948	82,058,551	74,350,230	66,627,901	58,871,243	51,059,695	43,135,875	35,188,443	27,276,169	19,399,055	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	129,180,705	120,652,906	112,146,722	103,676,975	95,243,667	86,840,745	78,447,374	70,090,587	61,738,867	53,404,916	45,062,144	50%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	8,744,173	8,457,584	8,172,213	7,888,059	7,605,125	7,323,407	7,042,909	6,763,628	6,485,565	6,208,720	5,933,094	45%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	98,511,077	92,637,485	86,789,017	80,965,673	75,167,453	69,394,356	63,646,384	57,923,535	52,225,810	46,553,209	40,905,731	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	60,149,234	56,473,152	52,812,699	49,167,873	45,538,676	41,925,107	38,327,166	34,744,854	31,171,229	27,608,892	24,062,235	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	103,442,176	95,836,268	88,220,845	80,631,811	73,020,420	65,403,197	57,789,925	50,209,964	42,663,314	35,149,976	27,669,948	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	325,453,023	301,360,722	277,337,374	253,344,925	229,425,216	205,512,658	181,594,083	157,638,421	133,581,769	109,264,989	84,531,289	30%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	10,312,855	9,637,977	8,965,978	8,296,857	7,630,615	6,967,252	6,306,768	5,649,162	4,994,435	4,342,587	3,693,618	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	17,973,511	16,860,499	15,752,148	14,648,527	13,549,640	12,455,482	11,366,057	10,281,364	9,201,401	8,126,170	7,055,671	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	81,578,381	75,352,101	69,152,472	62,968,555	56,793,132	50,644,490	44,499,312	38,367,418	32,224,937	26,102,295	19,969,532	50%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	82,842,330	76,586,568	70,357,586	64,151,091	57,938,364	51,751,321	45,547,244	39,370,312	33,220,525	27,097,882	20,980,309	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	34,450,437	32,272,446	30,103,747	27,944,340	25,794,224	23,653,399	21,521,867	19,399,626	17,286,676	15,183,018	13,088,651	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	79,615,603	73,774,955	67,959,287	62,150,409	56,352,188	50,579,092	44,831,119	39,108,270	33,410,545	27,717,635	22,028,127	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	15,595,262	14,496,942	13,403,311	12,314,370	11,230,117	10,150,555	9,075,681	8,005,497	6,940,002	5,874,047	4,811,189	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	18,201,943	16,920,566	15,644,659	14,374,223	13,109,258	11,849,764	10,595,740	9,347,187	8,104,105	6,860,602	5,620,597	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	12,079,463	11,201,303	10,326,896	9,456,242	8,589,340	7,726,191	6,866,796	6,011,154	5,154,200	4,300,686	3,450,951	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	14,504,321	13,450,523	12,401,230	11,356,440	10,316,153	9,280,370	8,249,091	7,222,315	6,194,100	5,169,879	4,150,191	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	16,929,179	15,699,745	14,475,564	13,256,638	12,042,967	10,834,548	9,631,385	8,433,475	7,234,001	6,039,073	4,849,433	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	1,100,201	1,040,505	981,062	921,872	862,934	804,249	745,816	687,635	629,708	572,032	514,608	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,201,281	2,081,890	1,963,005	1,844,624	1,726,748	1,609,377	1,492,510	1,376,149	1,260,293	1,144,942	1,030,096	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,953,672	4,685,044	4,417,550	4,151,194	3,885,973	3,621,889	3,358,940	3,097,127	2,836,452	2,576,911	2,318,508	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,026,884	1,902,602	1,778,846	1,655,620	1,532,921	1,410,751	1,289,109	1,167,995	1,047,409	927,351	807,821	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,840,727	2,666,723	2,493,460	2,320,935	2,149,151	1,978,106	1,807,799	1,638,233	1,469,406	1,301,319	1,133,971	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,648,787	3,425,078	3,202,318	2,980,511	2,759,654	2,539,747	2,320,791	2,102,786	1,885,731	1,669,628	1,454,475	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	11,472,776	10,767,718	10,065,657	9,366,593	8,670,524	7,977,452	7,287,377	6,600,298	5,916,216	5,235,130	4,557,041	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	26,500,636	24,861,337	23,229,006	21,603,644	19,985,251	18,373,826	16,769,370	15,171,883	13,581,363	11,997,813	10,421,232	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	67,233,782	62,780,996	58,347,183	53,932,344	49,533,246	45,140,159	40,766,116	36,411,119	32,075,166	27,758,258	23,460,396	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	117,152,588	108,254,503	99,372,331	90,517,196	81,700,289	72,900,009	64,116,934	55,346,941	46,583,543	37,798,323	28,962,537	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	52,624,544	48,940,683	45,265,390	41,605,878	37,962,146	34,334,193	30,722,020	27,125,626	23,545,013	19,967,410	16,395,589	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	80,292,435	74,206,520	68,146,656	62,089,574	56,051,298	50,039,208	44,045,054	38,046,840	32,074,984	26,088,594	20,110,840	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	36,625,446	34,882,840	33,147,668	31,419,929	29,699,623	27,986,749	26,281,310	24,583,303	22,892,730	21,209,589	19,533,882	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	9,236,399	9,021,456	8,807,428	8,594,313	8,382,112	8,170,824	7,960,450	7,750,989	7,542,442	7,334,809	7,128,089	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,978,096	11,261,594	10,548,137	9,837,726	9,130,359	8,426,039	7,724,763	7,026,533	6,331,347	5,639,207	4,950,112	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	27,817,711	26,116,824	24,423,190	22,736,813	21,057,689	19,385,820	17,721,206	16,063,846	14,413,740	12,770,889	11,135,293	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	45,978,851	42,924,719	39,875,961	36,840,268	33,817,643	30,808,083	27,811,588	24,828,160	21,857,798	18,900,500	15,956,270	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	68,550,634	63,650,574	58,765,338	53,871,327	48,998,432	44,146,652	39,315,987	34,506,437	29,718,002	24,950,682	20,204,477	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	17,375,992	16,266,869	15,162,478	14,062,818	12,967,890	11,877,693	10,792,228	9,711,495	8,635,494	7,564,223	6,497,684	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	48,565,151	45,512,881	42,473,635	39,447,413	36,434,214	33,433,769	30,437,260	27,453,816	24,483,439	21,526,126	18,581,880	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	98,514,756	91,321,892	84,159,814	76,987,825	69,836,310	62,670,489	55,487,178	48,269,821	40,994,684	33,749,892	26,537,218	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	32,666,058	30,525,762	28,394,596	26,272,562	24,159,658	22,055,513	19,952,865	17,859,383	15,775,067	13,699,919	11,633,938	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	79,650,360	73,638,647	67,664,306	61,739,336	55,850,903	49,992,543	44,169,905	38,371,960	32,581,682	26,838,222	21,145,168	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	15,216,548	14,425,793	13,641,435	12,863,471	12,091,902	11,326,729	10,567,951	9,815,568	9,069,579	8,329,987	7,596,789	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	66,003,795	61,323,783	56,663,773	52,023,768	47,403,768	42,792,995	38,190,508	33,608,125	29,045,848	24,503,675	19,981,607	45%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	67,064,890	62,384,877	57,724,867	53,084,863	48,464,862	43,864,865	39,267,792	34,685,410	30,123,132	25,580,960	21,058,892	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	48,542,734	45,596,811	42,660,677	39,733,924	36,819,767	33,918,204	31,029,236	28,152,864	25,289,087	22,437,905	19,599,318	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	97,477,016	89,772,948	82,058,551	74,350,230	66,627,901	58,871,243	51,059,695	43,135,875	35,188,443	27,276,169	19,399,055	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	129,180,705	120,652,906	112,146,722	103,676,975	95,243,667	86,840,745	78,447,374	70,090,587	61,738,867	53,404,916	45,062,144	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,744,173	8,457,584	8,172,213	7,888,059	7,605,125	7,323,407	7,042,909	6,763,628	6,485,565	6,208,720	5,933,094	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	98,511,077	92,637,485	86,789,017	80,965,673	75,167,453	69,394,356	63,646,384	57,923,535	52,225,810	46,553,209	40,905,731	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	60,149,234	56,473,152	52,812,699	49,167,873	45,538,676	41,925,107	38,327,166	34,744,854	31,171,229	27,608,892	24,062,235	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	103,442,176	95,836,268	88,220,845	80,631,811	73,020,420	65,403,197	57,789,925	50,209,964	42,663,314	35,149,976	27,669,948	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	325,453,023	301,360,722	277,337,374	253,344,925	229,425,216	205,512,658	181,594,083	157,638,421	133,581,769	109,264,989	84,531,289	45%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	10,312,855	9,637,977	8,965,978	8,296,857	7,630,615	6,967,252	6,306,768	5,649,162	4,994,435	4,342,587	3,693,618	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	17,973,511	16,860,499	15,752,148	14,648,527	13,549,640	12,455,482	11,366,057	10,281,364	9,201,401	8,126,170	7,055,671	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	81,578,381	75,352,101	69,152,472	62,968,555	56,793,132	50,644,490	44,499,312	38,367,418	32,224,937	26,102,295	19,969,532	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	82,842,330	76,586,568	70,357,586	64,151,091	57,938,364	51,751,321	45,547,244	39,370,312	33,220,525	27,097,882	20,980,309	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	34,450,437	32,272,446	30,103,747	27,944,340	25,794,224	23,653,399	21,521,867	19,399,626	17,286,676	15,183,018	13,088,651	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	79,615,603	73,774,955	67,959,287	62,150,409	56,352,188	50,579,092	44,831,119	39,108,270	33,410,545	27,717,635	22,028,127	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	15,595,262	14,496,942	13,403,311	12,314,370	11,230,117	10,150,555	9,075,681	8,005,497	6,940,002	5,874,047	4,811,189	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	18,201,943	16,920,566	15,644,659	14,374,223	13,109,258	11,849,764	10,595,740	9,347,187	8,104,105	6,860,602	5,620,597	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	12,079,463	11,201,303	10,326,896	9,456,242	8,589,340	7,726,191	6,866,796	6,011,154	5,154,200	4,300,686	3,450,951	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	14,504,321	13,450,523	12,401,230	11,356,440	10,316,153	9,280,370	8,249,091	7,222,315	6,194,100	5,169,879	4,150,191	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	16,929,179	15,699,745	14,475,564	13,256,638	12,042,967	10,834,548	9,631,385	8,433,475	7,234,001	6,039,073	4,849,433	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	1,100,201	1,040,505	981,062	921,872	862,934	804,249	745,816	687,635	629,708	572,032	514,608	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,201,281	2,081,890	1,963,005	1,844,624	1,726,748	1,609,377	1,492,510	1,376,149	1,260,293	1,144,942	1,030,096	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,953,672	4,685,044	4,417,550	4,151,194	3,885,973	3,621,889	3,358,940	3,097,127	2,836,452	2,576,911	2,318,508	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,026,884	1,902,602	1,778,846	1,655,620	1,532,921	1,410,751	1,289,109	1,167,995	1,047,409	927,351	807,821	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,840,727	2,666,723	2,493,460	2,320,935	2,149,151	1,978,106	1,807,799	1,638,233	1,469,406	1,301,319	1,133,971	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,648,787	3,425,078	3,202,318	2,980,511	2,759,654	2,539,747	2,320,791	2,102,786	1,885,731	1,669,628	1,454,475	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	11,472,776	10,767,718	10,065,657	9,366,593	8,670,524	7,977,452	7,287,377	6,600,298	5,916,216	5,235,130	4,557,041	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	26,500,636	24,861,337	23,229,006	21,603,644	19,985,251	18,373,826	16,769,370	15,171,883	13,581,363	11,997,813	10,421,232	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	67,233,782	62,780,996	58,347,183	53,932,344	49,533,246	45,140,159	40,766,116	36,411,119	32,075,166	27,758,258	23,460,396	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	117,152,588	108,254,503	99,372,331	90,517,196	81,700,289	72,900,009	64,116,934	55,346,941	46,583,543	37,798,323	28,962,537	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	52,624,544	48,940,683	45,265,390	41,605,878	37,962,146	34,334,193	30,722,020	27,125,626	23,545,013	19,967,410	16,395,589	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	80,292,435	74,206,520	68,146,656	62,089,574	56,051,298	50,039,208	44,045,054	38,046,840	32,074,984	26,088,594	20,110,840	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	36,625,446	34,882,840	33,147,668	31,419,929	29,699,623	27,986,749	26,281,310	24,583,303	22,892,730	21,209,589	19,533,882	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	9,236,399	9,021,456	8,807,428	8,594,313	8,382,112	8,170,824	7,960,450	7,750,989	7,542,442	7,334,809	7,128,089	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,978,096	11,261,594	10,548,137	9,837,726	9,130,359	8,426,039	7,724,763	7,026,533	6,331,347	5,639,207	4,950,112	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	27,817,711	26,116,824	24,423,190	22,736,813	21,057,689	19,385,820	17,721,206	16,063,846	14,413,740	12,770,889	11,135,293	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	45,978,851	42,924,719	39,875,961	36,840,268	33,817,643	30,808,083	27,811,588	24,828,160	21,857,798	18,900,500	15,956,270	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	68,550,634	63,650,574	58,765,338	53,871,327	48,998,432	44,146,652	39,315,987	34,506,437	29,718,002	24,950,682	20,204,477	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	17,375,992	16,266,869	15,162,478	14,062,818	12,967,890	11,877,693	10,792,228	9,711,495	8,635,494	7,564,223	6,497,684	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	48,565,151	45,512,881	42,473,635	39,447,413	36,434,214	33,433,769	30,437,260	27,453,816	24,483,439	21,526,126	18,581,880	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	98,514,756	91,321,892	84,159,814	76,987,825	69,836,310	62,670,489	55,487,178	48,269,821	40,994,684	33,749,892	26,537,218	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	32,666,058	30,525,762	28,394,596	26,272,562	24,159,658	22,055,513	19,952,865	17,859,383	15,775,067	13,699,919	11,633,938	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	79,650,360	73,638,647	67,664,306	61,739,336	55,850,903	49,992,543	44,169,905	38,371,960	32,581,682	26,838,222	21,145,168	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	15,216,548	14,425,793	13,641,435	12,863,471	12,091,902	11,326,729	10,567,951	9,815,568	9,069,579	8,329,987	7,596,789	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	66,003,795	61,323,783	56,663,773	52,023,768	47,403,768	42,792,995	38,190,508	33,608,125	29,045,848	24,503,675	19,981,607	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	67,064,890	62,384,877	57,724,867	53,084,863	48,464,862	43,864,865	39,267,792	34,685,410	30,123,132	25,580,960	21,058,892	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	48,542,734	45,596,811	42,660,677	39,733,924	36,819,767	33,918,204	31,029,236	28,152,864	25,289,087	22,437,905	19,599,318	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	97,477,016	89,772,948	82,058,551	74,350,230	66,627,901	58,871,243	51,059,695	43,135,875	35,188,443	27,276,169	19,399,055	45%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	129,180,705	120,652,906	112,146,722	103,676,975	95,243,667	86,840,745	78,447,374	70,090,587	61,738,867	53,404,916	45,062,144	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	8,744,173	8,457,584	8,172,213	7,888,059	7,605,125	7,323,407	7,042,909	6,763,628	6,485,565	6,208,720	5,933,094	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	98,511,077	92,637,485	86,789,017	80,965,673	75,167,453	69,394,356	63,646,384	57,923,535	52,225,810	46,553,209	40,905,731	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	60,149,234	56,473,152	52,812,699	49,167,873	45,538,676	41,925,107	38,327,166	34,744,854	31,171,229	27,608,892	24,062,235	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	103,442,176	95,836,268	88,220,845	80,631,811	73,020,420	65,403,197	57,789,925	50,209,964	42,663,314	35,149,976	27,669,948	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	325,453,023	301,360,722	277,337,374	253,344,925	229,425,216	205,512,658	181,594,083	157,638,421	133,581,769	109,264,989	84,531,289	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	10,312,855	9,637,977	8,965,978	8,296,857	7,630,615	6,967,252	6,306,768	5,649,162	4,994,435	4,342,587	3,693,618	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	17,973,511	16,860,499	15,752,148	14,648,527	13,549,640	12,455,482	11,366,057	10,281,364	9,201,401	8,126,170	7,055,671	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	81,578,381	75,352,101	69,152,472	62,968,555	56,793,132	50,644,490	44,499,312	38,367,418	32,224,937	26,102,295	19,969,532	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	82,842,330	76,586,568	70,357,586	64,151,091	57,938,364	51,751,321	45,547,244	39,370,312	33,220,525	27,097,882	20,980,309	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	34,450,437	32,272,446	30,103,747	27,944,340	25,794,224	23,653,399	21,521,867	19,399,626	17,286,676	15,183,018	13,088,651	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	79,615,603	73,774,955	67,959,287	62,150,409	56,352,188	50,579,092	44,831,119	39,108,270	33,410,545	27,717,635	22,028,127	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	15,595,262	14,496,942	13,403,311	12,314,370	11,230,117	10,150,555	9,075,681	8,005,497	6,940,002	5,874,047	4,811,189	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	18,201,943	16,920,566	15,644,659	14,374,223	13,109,258	11,849,764	10,595,740	9,347,187	8,104,105	6,860,602	5,620,597	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	12,079,463	11,201,303	10,326,896	9,456,242	8,589,340	7,726,191	6,866,796	6,011,154	5,154,200	4,300,686	3,450,951	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	14,504,321	13,450,523	12,401,230	11,356,440	10,316,153	9,280,370	8,249,091	7,222,315	6,194,100	5,169,879	4,150,191	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	16,929,179	15,699,745	14,475,564	13,256,638	12,042,967	10,834,548	9,631,385	8,433,475	7,234,001	6,039,073	4,849,433	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	1,100,201	1,040,505	981,062	921,872	862,934	804,249	745,816	687,635	629,708	572,032	514,608	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,201,281	2,081,890	1,963,005	1,844,624	1,726,748	1,609,377	1,492,510	1,376,149	1,260,293	1,144,942	1,030,096	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,953,672	4,685,044	4,417,550	4,151,194	3,885,973	3,621,889	3,358,940	3,097,127	2,836,452	2,576,911	2,318,508	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,026,884	1,902,602	1,778,846	1,655,620	1,532,921	1,410,751	1,289,109	1,167,995	1,047,409	927,351	807,821	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,840,727	2,666,723	2,493,460	2,320,935	2,149,151	1,978,106	1,807,799	1,638,233	1,469,406	1,301,319	1,133,971	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,648,787	3,425,078	3,202,318	2,980,511	2,759,654	2,539,747	2,320,791	2,102,786	1,885,731	1,669,628	1,454,475	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	11,472,776	10,767,718	10,065,657	9,366,593	8,670,524	7,977,452	7,287,377	6,600,298	5,916,216	5,235,130	4,557,041	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	26,500,636	24,861,337	23,229,006	21,603,644	19,985,251	18,373,826	16,769,370	15,171,883	13,581,363	11,997,813	10,421,232	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	67,233,782	62,780,996	58,347,183	53,932,344	49,533,246	45,140,159	40,766,116	36,411,119	32,075,166	27,758,258	23,460,396	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	117,152,588	108,254,503	99,372,331	90,517,196	81,700,289	72,900,009	64,116,934	55,346,941	46,583,543	37,798,323	28,962,537	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	52,624,544	48,940,683	45,265,390	41,605,878	37,962,146	34,334,193	30,722,020	27,125,626	23,545,013	19,967,410	16,395,589	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	80,292,435	74,206,520	68,146,656	62,089,574	56,051,298	50,039,208	44,045,054	38,046,840	32,074,984	26,088,594	20,110,840	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	36,625,446	34,882,840	33,147,668	31,419,929	29,699,623	27,986,749	26,281,310	24,583,303	22,892,730	21,209,589	19,533,882	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	9,236,399	9,021,456	8,807,428	8,594,313	8,382,112	8,170,824	7,960,450	7,750,989	7,542,442	7,334,809	7,128,089	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,978,096	11,261,594	10,548,137	9,837,726	9,130,359	8,426,039	7,724,763	7,026,533	6,331,347	5,639,207	4,950,112	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	27,817,711	26,116,824	24,423,190	22,736,813	21,057,689	19,385,820	17,721,206	16,063,846	14,413,740	12,770,889	11,135,293	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	45,978,851	42,924,719	39,875,961	36,840,268	33,817,643	30,808,083	27,811,588	24,828,160	21,857,798	18,900,500	15,956,270	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	68,550,634	63,650,574	58,765,338	53,871,327	48,998,432	44,146,652	39,315,987	34,506,437	29,718,002	24,950,682	20,204,477	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	17,375,992	16,266,869	15,162,478	14,062,818	12,967,890	11,877,693	10,792,228	9,711,495	8,635,494	7,564,223	6,497,684	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	48,565,151	45,512,881	42,473,635	39,447,413	36,434,214	33,433,769	30,437,260	27,453,816	24,483,439	21,526,126	18,581,880	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	98,514,756	91,321,892	84,159,814	76,987,825	69,836,310	62,670,489	55,487,178	48,269,821	40,994,684	33,749,892	26,537,218	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	32,666,058	30,525,762	28,394,596	26,272,562	24,159,658	22,055,513	19,952,865	17,859,383	15,775,067	13,699,919	11,633,938	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	79,650,360	73,638,647	67,664,306	61,739,336	55,850,903	49,992,543	44,169,905	38,371,960	32,581,682	26,838,222	21,145,168	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	15,216,548	14,425,793	13,641,435	12,863,471	12,091,902	11,326,729	10,567,951	9,815,568	9,069,579	8,329,987	7,596,789	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	66,003,795	61,323,783	56,663,773	52,023,768	47,403,768	42,792,995	38,190,508	33,608,125	29,045,848	24,503,675	19,981,607	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	67,064,890	62,384,877	57,724,867	53,084,863	48,464,862	43,864,865	39,267,792	34,685,410	30,123,132	25,580,960	21,058,892	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	48,542,734	45,596,811	42,660,677	39,733,924	36,819,767	33,918,204	31,029,236	28,152,864	25,289,087	22,437,905	19,599,318	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	97,477,016	89,772,948	82,058,551	74,350,230	66,627,901	58,871,243	51,059,695	43,135,875	35,188,443	27,276,169	19,399,055	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	129,180,705	120,652,906	112,146,722	103,676,975	95,243,667	86,840,745	78,447,374	70,090,587	61,738,867	53,404,916	45,062,144	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	8,744,173	8,457,584	8,172,213	7,888,059	7,605,125	7,323,407	7,042,909	6,763,628	6,485,565	6,208,720	5,933,094	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	98,511,077	92,637,485	86,789,017	80,965,673	75,167,453	69,394,356	63,646,384	57,923,535	52,225,810	46,553,209	40,905,731	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	60,149,234	56,473,152	52,812,699	49,167,873	45,538,676	41,925,107	38,327,166	34,744,854	31,171,229	27,608,892	24,062,235	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	103,442,176	95,836,268	88,220,845	80,631,811	73,020,420	65,403,197	57,789,925	50,209,964	42,663,314	35,149,976	27,669,948	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	325,453,023	301,360,722	277,337,374	253,344,925	229,425,216	205,512,658	181,594,083	157,638,421	133,581,769	109,264,989	84,531,289	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	10,312,855	9,637,977	8,965,978	8,296,857	7,630,615	6,967,252	6,306,768	5,649,162	4,994,435	4,342,587	3,693,618	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	17,973,511	16,860,499	15,752,148	14,648,527	13,549,640	12,455,482	11,366,057	10,281,364	9,201,401	8,126,170	7,055,671	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	81,578,381	75,352,101	69,152,472	62,968,555	56,793,132	50,644,490	44,499,312	38,367,418	32,224,937	26,102,295	19,969,532	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	82,842,330	76,586,568	70,357,586	64,151,091	57,938,364	51,751,321	45,547,244	39,370,312	33,220,525	27,097,882	20,980,309	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	34,450,437	32,272,446	30,103,747	27,944,340	25,794,224	23,653,399	21,521,867	19,399,626	17,286,676	15,183,018	13,088,651	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	79,615,603	73,774,955	67,959,287	62,150,409	56,352,188	50,579,092	44,831,119	39,108,270	33,410,545	27,717,635	22,028,127	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	15,595,262	14,496,942	13,403,311	12,314,370	11,230,117	10,150,555	9,075,681	8,005,497	6,940,002	5,874,047	4,811,189	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	18,201,943	16,920,566	15,644,659	14,374,223	13,109,258	11,849,764	10,595,740	9,347,187	8,104,105	6,860,602	5,620,597	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	12,079,463	11,201,303	10,326,896	9,456,242	8,589,340	7,726,191	6,866,796	6,011,154	5,154,200	4,300,686	3,450,951	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	14,504,321	13,450,523	12,401,230	11,356,440	10,316,153	9,280,370	8,249,091	7,222,315	6,194,100	5,169,879	4,150,191	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	16,929,179	15,699,745	14,475,564	13,256,638	12,042,967	10,834,548	9,631,385	8,433,475	7,234,001	6,039,073	4,849,433	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £14,240 psm AH tenure Rented 70% LLR 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	1,109,248	1,049,082	989,170	929,512	870,109	810,959	752,065	693,426	635,041	576,909	519,033	25%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,219,375	2,099,042	1,979,218	1,859,902	1,741,096	1,622,798	1,505,009	1,387,730	1,270,959	1,154,698	1,038,944	25%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,994,385	4,723,635	4,454,031	4,185,571	3,918,257	3,652,087	3,387,062	3,123,183	2,860,449	2,598,860	2,338,416	25%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,015,571	1,891,878	1,768,710	1,646,068	1,523,950	1,402,360	1,281,294	1,160,755	1,040,740	921,252	802,290	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,824,888	2,651,711	2,479,268	2,307,562	2,136,592	1,966,358	1,796,860	1,628,098	1,460,071	1,292,781	1,126,226	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,628,424	3,405,775	3,184,073	2,963,316	2,743,506	2,524,643	2,306,725	2,089,754	1,873,728	1,658,650	1,444,517	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	11,372,316	10,672,491	9,975,641	9,281,765	8,590,863	7,902,936	7,217,983	6,536,004	5,857,000	5,180,970	4,507,915	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	26,146,468	24,525,617	22,911,657	21,304,588	19,704,409	18,111,121	16,524,724	14,945,217	13,372,602	11,806,877	10,248,043	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	65,220,607	60,859,448	56,516,878	52,192,896	47,887,503	43,600,698	39,332,482	35,082,854	30,851,815	26,638,383	22,420,657	45%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	111,707,839	103,029,487	94,387,516	85,782,714	77,202,145	68,628,213	60,091,643	51,538,821	42,996,166	34,433,347	25,855,119	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	51,158,307	47,543,986	43,945,123	40,361,713	36,793,760	33,241,262	29,704,220	26,178,947	22,652,747	19,142,093	15,646,985	25%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	76,776,403	70,846,316	64,941,628	59,062,336	53,188,612	47,327,028	41,490,989	35,665,768	29,839,325	24,028,659	18,203,649	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	36,282,054	34,557,336	32,839,975	31,129,971	29,427,326	27,732,038	26,044,108	24,363,535	22,690,320	21,024,463	19,365,963	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	9,205,770	8,992,424	8,779,984	8,568,451	8,357,826	8,148,106	7,939,293	7,731,388	7,524,389	7,318,297	7,113,113	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,876,003	11,164,819	10,456,658	9,751,520	9,049,404	8,350,312	7,654,241	6,961,194	6,271,169	5,584,167	4,900,189	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	27,542,596	25,856,039	24,176,676	22,504,508	20,839,534	19,181,753	17,531,167	15,887,774	14,251,575	12,622,572	11,000,761	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	45,198,406	42,177,637	39,169,760	36,174,775	33,192,682	30,223,482	27,267,175	24,323,760	21,393,238	18,475,608	15,558,812	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	65,853,291	61,060,996	56,289,208	51,537,927	46,807,154	42,096,887	37,407,129	32,737,877	28,089,131	23,460,894	18,853,164	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	17,138,749	16,041,984	14,949,899	13,862,493	12,779,766	11,701,719	10,628,350	9,559,662	8,495,653	7,436,323	6,381,672	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	47,824,169	44,803,384	41,795,492	38,800,492	35,818,384	32,849,169	29,892,846	26,949,417	24,018,879	21,101,234	18,196,481	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	93,914,352	86,921,264	79,932,136	72,953,455	65,973,867	58,994,663	51,990,151	44,945,667	37,931,457	30,948,220	23,995,960	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	32,198,239	30,082,311	27,969,209	25,864,955	23,769,759	21,683,618	19,606,534	17,538,507	15,479,537	13,429,622	11,388,764	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	76,083,440	70,226,519	64,417,653	58,656,843	52,921,407	47,222,961	41,552,181	35,909,445	30,315,425	24,770,119	19,268,449	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	15,066,171	14,283,553	13,507,265	12,737,309	11,973,681	11,216,383	10,465,417	9,720,780	8,982,472	8,250,496	7,524,850	35%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	64,226,936	59,639,480	55,057,959	50,491,023	45,943,784	41,416,242	36,908,397	32,420,247	27,951,795	23,503,039	19,048,825	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	65,288,031	60,700,573	56,132,729	51,568,307	47,021,068	42,493,526	37,985,681	33,497,532	29,029,080	24,580,323	20,142,548	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	47,852,559	44,937,048	42,033,978	39,143,349	36,265,162	33,399,417	30,546,112	27,705,248	24,876,826	22,060,845	19,257,306	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	90,689,680	83,246,919	75,786,668	68,327,639	60,848,282	53,326,794	45,741,110	38,153,746	30,599,829	23,079,358	15,592,335	20%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	126,383,216	117,963,553	109,577,965	101,228,309	92,914,581	84,621,025	76,344,466	68,103,992	59,860,187	51,635,395	43,401,180	50%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	8,703,337	8,418,874	8,135,621	7,853,577	7,572,742	7,293,117	7,014,700	6,737,492	6,461,495	6,186,705	5,913,124	45%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	95,426,444	89,713,530	84,025,061	78,361,038	72,721,459	67,106,326	61,515,638	55,949,396	50,407,599	44,890,248	39,397,341	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	59,264,970	55,634,949	52,020,362	48,419,505	44,827,413	41,250,793	37,689,644	34,143,965	30,613,758	27,099,021	23,599,755	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	98,556,347	91,143,177	83,727,264	76,328,526	68,916,695	61,537,030	54,189,528	46,874,191	39,591,018	32,340,009	25,121,166	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	309,459,860	285,998,434	262,637,473	239,274,685	215,991,413	192,675,560	169,363,670	145,989,219	122,484,902	98,706,590	74,813,458	30%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	10,179,864	9,511,914	8,846,812	8,184,561	7,525,159	6,868,606	6,214,903	5,564,049	4,916,045	4,270,890	3,628,585	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	17,736,339	16,635,615	15,539,569	14,448,202	13,361,516	12,279,507	11,202,179	10,129,531	9,061,561	7,998,270	6,939,660	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	77,861,149	71,803,033	65,770,863	59,749,877	53,738,558	47,753,322	41,768,510	35,796,135	29,850,019	23,891,357	17,948,495	50%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	79,034,760	72,945,193	66,881,709	60,838,774	54,787,624	48,762,731	42,764,098	36,791,722	30,845,606	24,902,134	18,959,273	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	33,978,212	31,824,819	29,680,615	27,545,598	25,419,769	23,303,127	21,195,673	19,097,406	17,008,328	14,928,437	12,857,733	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	76,611,179	70,898,265	65,209,796	59,545,773	53,906,195	48,291,062	42,700,374	37,134,132	31,557,635	26,002,895	20,463,957	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	14,997,782	13,930,584	12,867,945	11,809,863	10,756,340	9,707,373	8,662,965	7,619,026	6,577,920	5,541,397	4,509,458	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	17,504,884	16,259,816	15,020,065	13,785,632	12,556,516	11,332,718	10,114,238	8,896,419	7,681,790	6,472,510	5,268,576	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	11,529,149	10,679,654	9,833,791	8,991,560	8,152,962	7,316,754	6,480,825	5,648,550	4,819,927	3,994,957	3,173,638	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	13,843,943	12,824,545	11,809,504	10,798,823	9,792,500	8,789,180	7,786,062	6,787,326	5,792,974	4,803,003	3,817,416	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	16,158,738	14,969,435	13,785,218	12,606,085	11,432,037	10,261,607	9,091,298	7,926,102	6,766,020	5,611,050	4,461,194	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	1,109,248	1,049,082	989,170	929,512	870,109	810,959	752,065	693,426	635,041	576,909	519,033	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,219,375	2,099,042	1,979,218	1,859,902	1,741,096	1,622,798	1,505,009	1,387,730	1,270,959	1,154,698	1,038,944	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,994,385	4,723,635	4,454,031	4,185,571	3,918,257	3,652,087	3,387,062	3,123,183	2,860,449	2,598,860	2,338,416	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,015,571	1,891,878	1,768,710	1,646,068	1,523,950	1,402,360	1,281,294	1,160,755	1,040,740	921,252	802,290	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,824,888	2,651,711	2,479,268	2,307,562	2,136,592	1,966,358	1,796,860	1,628,098	1,460,071	1,292,781	1,126,226	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,628,424	3,405,775	3,184,073	2,963,316	2,743,506	2,524,643	2,306,725	2,089,754	1,873,728	1,658,650	1,444,517	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	11,372,316	10,672,491	9,975,641	9,281,765	8,590,863	7,902,936	7,217,983	6,536,004	5,857,000	5,180,970	4,507,915	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	26,146,468	24,525,617	22,911,657	21,304,588	19,704,409	18,111,121	16,524,724	14,945,217	13,372,602	11,806,877	10,248,043	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	65,220,607	60,859,448	56,516,878	52,192,896	47,887,503	43,600,698	39,332,482	35,082,854	30,851,815	26,638,383	22,420,657	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	111,707,839	103,029,487	94,387,516	85,782,714	77,202,145	68,628,213	60,091,643	51,538,821	42,996,166	34,433,347	25,855,119	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	51,158,307	47,543,986	43,945,123	40,361,713	36,793,760	33,241,262	29,704,220	26,178,947	22,652,747	19,142,093	15,646,985	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	76,776,403	70,846,316	64,941,628	59,062,336	53,188,612	47,327,028	41,490,989	35,665,768	29,839,325	24,028,659	18,203,649	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	36,282,054	34,557,336	32,839,975	31,129,971	29,427,326	27,732,038	26,044,108	24,363,535	22,690,320	21,024,463	19,365,963	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	9,205,770	8,992,424	8,779,984	8,568,451	8,357,826	8,148,106	7,939,293	7,731,388	7,524,389	7,318,297	7,113,113	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,876,003	11,164,819	10,456,658	9,751,520	9,049,404	8,350,312	7,654,241	6,961,194	6,271,169	5,584,167	4,900,189	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	27,542,596	25,856,039	24,176,676	22,504,508	20,839,534	19,181,753	17,531,167	15,887,774	14,251,575	12,622,572	11,000,761	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	45,198,406	42,177,637	39,169,760	36,174,775	33,192,682	30,223,482	27,267,175	24,323,760	21,393,238	18,475,608	15,558,812	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	65,853,291	61,060,996	56,289,208	51,537,927	46,807,154	42,096,887	37,407,129	32,737,877	28,089,131	23,460,894	18,853,164	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	17,138,749	16,041,984	14,949,899	13,862,493	12,779,766	11,701,719	10,628,350	9,559,662	8,495,653	7,436,323	6,381,672	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	47,824,169	44,803,384	41,795,492	38,800,492	35,818,384	32,849,169	29,892,846	26,949,417	24,018,879	21,101,234	18,196,481	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	93,914,352	86,921,264	79,932,136	72,953,455	65,973,867	58,994,663	51,990,151	44,945,667	37,931,457	30,948,220	23,995,960	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	32,198,239	30,082,311	27,969,209	25,864,955	23,769,759	21,683,618	19,606,534	17,538,507	15,479,537	13,429,622	11,388,764	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	76,083,440	70,226,519	64,417,653	58,656,843	52,921,407	47,222,961	41,552,181	35,909,445	30,315,425	24,770,119	19,268,449	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	15,066,171	14,283,553	13,507,265	12,737,309	11,973,681	11,216,383	10,465,417	9,720,780	8,982,472	8,250,496	7,524,850	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	64,226,936	59,639,480	55,057,959	50,491,023	45,943,784	41,416,242	36,908,397	32,420,247	27,951,795	23,503,039	19,048,825	45%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	65,288,031	60,700,573	56,132,729	51,568,307	47,021,068	42,493,526	37,985,681	33,497,532	29,029,080	24,580,323	20,142,548	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	47,852,559	44,937,048	42,033,978	39,143,349	36,265,162	33,399,417	30,546,112	27,705,248	24,876,826	22,060,845	19,257,306	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	90,689,680	83,246,919	75,786,668	68,327,639	60,848,282	53,326,794	45,741,110	38,153,746	30,599,829	23,079,358	15,592,335	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	126,383,216	117,963,553	109,577,965	101,228,309	92,914,581	84,621,025	76,344,466	68,103,992	59,860,187	51,635,395	43,401,180	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,703,337	8,418,874	8,135,621	7,853,577	7,572,742	7,293,117	7,014,700	6,737,492	6,461,495	6,186,705	5,913,124	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	95,426,444	89,713,530	84,025,061	78,361,038	72,721,459	67,106,326	61,515,638	55,949,396	50,407,599	44,890,248	39,397,341	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	59,264,970	55,634,949	52,020,362	48,419,505	44,827,413	41,250,793	37,689,644	34,143,965	30,613,758	27,099,021	23,599,755	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	98,556,347	91,143,177	83,727,264	76,328,526	68,916,695	61,537,030	54,189,528	46,874,191	39,591,018	32,340,009	25,121,166	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	309,459,860	285,998,434	262,637,473	239,274,685	215,991,413	192,675,560	169,363,670	145,989,219	122,484,902	98,706,590	74,813,458	45%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	10,179,864	9,511,914	8,846,812	8,184,561	7,525,159	6,868,606	6,214,903	5,564,049	4,916,045	4,270,890	3,628,585	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	17,736,339	16,635,615	15,539,569	14,448,202	13,361,516	12,279,507	11,202,179	10,129,531	9,061,561	7,998,270	6,939,660	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	77,861,149	71,803,033	65,770,863	59,749,877	53,738,558	47,753,322	41,768,510	35,796,135	29,850,019	23,891,357	17,948,495	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	79,034,760	72,945,193	66,881,709	60,838,774	54,787,624	48,762,731	42,764,098	36,791,722	30,845,606	24,902,134	18,959,273	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	33,978,212	31,824,819	29,680,615	27,545,598	25,419,769	23,303,127	21,195,673	19,097,406	17,008,328	14,928,437	12,857,733	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	76,611,179	70,898,265	65,209,796	59,545,773	53,906,195	48,291,062	42,700,374	37,134,132	31,557,635	26,002,895	20,463,957	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	14,997,782	13,930,584	12,867,945	11,809,863	10,756,340	9,707,373	8,662,965	7,619,026	6,577,920	5,541,397	4,509,458	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	17,504,884	16,259,816	15,020,065	13,785,632	12,556,516	11,332,718	10,114,238	8,896,419	7,681,790	6,472,510	5,268,576	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	11,529,149	10,679,654	9,833,791	8,991,560	8,152,962	7,316,754	6,480,825	5,648,550	4,819,927	3,994,957	3,173,638	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	13,843,943	12,824,545	11,809,504	10,798,823	9,792,500	8,789,180	7,786,062	6,787,326	5,792,974	4,803,003	3,817,416	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	16,158,738	14,969,435	13,785,218	12,606,085	11,432,037	10,261,607	9,091,298	7,926,102	6,766,020	5,611,050	4,461,194	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	1,109,248	1,049,082	989,170	929,512	870,109	810,959	752,065	693,426	635,041	576,909	519,033	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,219,375	2,099,042	1,979,218	1,859,902	1,741,096	1,622,798	1,505,009	1,387,730	1,270,959	1,154,698	1,038,944	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,994,385	4,723,635	4,454,031	4,185,571	3,918,257	3,652,087	3,387,062	3,123,183	2,860,449	2,598,860	2,338,416	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,015,571	1,891,878	1,768,710	1,646,068	1,523,950	1,402,360	1,281,294	1,160,755	1,040,740	921,252	802,290	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,824,888	2,651,711	2,479,268	2,307,562	2,136,592	1,966,358	1,796,860	1,628,098	1,460,071	1,292,781	1,126,226	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,628,424	3,405,775	3,184,073	2,963,316	2,743,506	2,524,643	2,306,725	2,089,754	1,873,728	1,658,650	1,444,517	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	11,372,316	10,672,491	9,975,641	9,281,765	8,590,863	7,902,936	7,217,983	6,536,004	5,857,000	5,180,970	4,507,915	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	26,146,468	24,525,617	22,911,657	21,304,588	19,704,409	18,111,121	16,524,724	14,945,217	13,372,602	11,806,877	10,248,043	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	65,220,607	60,859,448	56,516,878	52,192,896	47,887,503	43,600,698	39,332,482	35,082,854	30,851,815	26,638,383	22,420,657	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	111,707,839	103,029,487	94,387,516	85,782,714	77,202,145	68,628,213	60,091,643	51,538,821	42,996,166	34,433,347	25,855,119	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	51,158,307	47,543,986	43,945,123	40,361,713	36,793,760	33,241,262	29,704,220	26,178,947	22,652,747	19,142,093	15,646,985	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	76,776,403	70,846,316	64,941,628	59,062,336	53,188,612	47,327,028	41,490,989	35,665,768	29,839,325	24,028,659	18,203,649	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	36,282,054	34,557,336	32,839,975	31,129,971	29,427,326	27,732,038	26,044,108	24,363,535	22,690,320	21,024,463	19,365,963	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	9,205,770	8,992,424	8,779,984	8,568,451	8,357,826	8,148,106	7,939,293	7,731,388	7,524,389	7,318,297	7,113,113	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,876,003	11,164,819	10,456,658	9,751,520	9,049,404	8,350,312	7,654,241	6,961,194	6,271,169	5,584,167	4,900,189	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	27,542,596	25,856,039	24,176,676	22,504,508	20,839,534	19,181,753	17,531,167	15,887,774	14,251,575	12,622,572	11,000,761	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	45,198,406	42,177,637	39,169,760	36,174,775	33,192,682	30,223,482	27,267,175	24,323,760	21,393,238	18,475,608	15,558,812	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	65,853,291	61,060,996	56,289,208	51,537,927	46,807,154	42,096,887	37,407,129	32,737,877	28,089,131	23,460,894	18,853,164	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	17,138,749	16,041,984	14,949,899	13,862,493	12,779,766	11,701,719	10,628,350	9,559,662	8,495,653	7,436,323	6,381,672	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	47,824,169	44,803,384	41,795,492	38,800,492	35,818,384	32,849,169	29,892,846	26,949,417	24,018,879	21,101,234	18,196,481	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	93,914,352	86,921,264	79,932,136	72,953,455	65,973,867	58,994,663	51,990,151	44,945,667	37,931,457	30,948,220	23,995,960	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	32,198,239	30,082,311	27,969,209	25,864,955	23,769,759	21,683,618	19,606,534	17,538,507	15,479,537	13,429,622	11,388,764	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	76,083,440	70,226,519	64,417,653	58,656,843	52,921,407	47,222,961	41,552,181	35,909,445	30,315,425	24,770,119	19,268,449	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	15,066,171	14,283,553	13,507,265	12,737,309	11,973,681	11,216,383	10,465,417	9,720,780	8,982,472	8,250,496	7,524,850	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	64,226,936	59,639,480	55,057,959	50,491,023	45,943,784	41,416,242	36,908,397	32,420,247	27,951,795	23,503,039	19,048,825	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	65,288,031	60,700,573	56,132,729	51,568,307	47,021,068	42,493,526	37,985,681	33,497,532	29,029,080	24,580,323	20,142,548	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	47,852,559	44,937,048	42,033,978	39,143,349	36,265,162	33,399,417	30,546,112	27,705,248	24,876,826	22,060,845	19,257,306	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	90,689,680	83,246,919	75,786,668	68,327,639	60,848,282	53,326,794	45,741,110	38,153,746	30,599,829	23,079,358	15,592,335	45%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	126,383,216	117,963,553	109,577,965	101,228,309	92,914,581	84,621,025	76,344,466	68,103,992	59,860,187	51,635,395	43,401,180	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	8,703,337	8,418,874	8,135,621	7,853,577	7,572,742	7,293,117	7,014,700	6,737,492	6,461,495	6,186,705	5,913,124	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	95,426,444	89,713,530	84,025,061	78,361,038	72,721,459	67,106,326	61,515,638	55,949,396	50,407,599	44,890,248	39,397,341	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	59,264,970	55,634,949	52,020,362	48,419,505	44,827,413	41,250,793	37,689,644	34,143,965	30,613,758	27,099,021	23,599,755	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	98,556,347	91,143,177	83,727,264	76,328,526	68,916,695	61,537,030	54,189,528	46,874,191	39,591,018	32,340,009	25,121,166	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	309,459,860	285,998,434	262,637,473	239,274,685	215,991,413	192,675,560	169,363,670	145,989,219	122,484,902	98,706,590	74,813,458	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	10,179,864	9,511,914	8,846,812	8,184,561	7,525,159	6,868,606	6,214,903	5,564,049	4,916,045	4,270,890	3,628,585	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	17,736,339	16,635,615	15,539,569	14,448,202	13,361,516	12,279,507	11,202,179	10,129,531	9,061,561	7,998,270	6,939,660	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	77,861,149	71,803,033	65,770,863	59,749,877	53,738,558	47,753,322	41,768,510	35,796,135	29,850,019	23,891,357	17,948,495	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	79,034,760	72,945,193	66,881,709	60,838,774	54,787,624	48,762,731	42,764,098	36,791,722	30,845,606	24,902,134	18,959,273	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	33,978,212	31,824,819	29,680,615	27,545,598	25,419,769	23,303,127	21,195,673	19,097,406	17,008,328	14,928,437	12,857,733	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	76,611,179	70,898,265	65,209,796	59,545,773	53,906,195	48,291,062	42,700,374	37,134,132	31,557,635	26,002,895	20,463,957	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	14,997,782	13,930,584	12,867,945	11,809,863	10,756,340	9,707,373	8,662,965	7,619,026	6,577,920	5,541,397	4,509,458	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	17,504,884	16,259,816	15,020,065	13,785,632	12,556,516	11,332,718	10,114,238	8,896,419	7,681,790	6,472,510	5,268,576	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	11,529,149	10,679,654	9,833,791	8,991,560	8,152,962	7,316,754	6,480,825	5,648,550	4,819,927	3,994,957	3,173,638	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	13,843,943	12,824,545	11,809,504	10,798,823	9,792,500	8,789,180	7,786,062	6,787,326	5,792,974	4,803,003	3,817,416	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	16,158,738	14,969,435	13,785,218	12,606,085	11,432,037	10,261,607	9,091,298	7,926,102	6,766,020	5,611,050	4,461,194	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	1,109,248	1,049,082	989,170	929,512	870,109	810,959	752,065	693,426	635,041	576,909	519,033	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,219,375	2,099,042	1,979,218	1,859,902	1,741,096	1,622,798	1,505,009	1,387,730	1,270,959	1,154,698	1,038,944	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,994,385	4,723,635	4,454,031	4,185,571	3,918,257	3,652,087	3,387,062	3,123,183	2,860,449	2,598,860	2,338,416	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,015,571	1,891,878	1,768,710	1,646,068	1,523,950	1,402,360	1,281,294	1,160,755	1,040,740	921,252	802,290	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,824,888	2,651,711	2,479,268	2,307,562	2,136,592	1,966,358	1,796,860	1,628,098	1,460,071	1,292,781	1,126,226	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,628,424	3,405,775	3,184,073	2,963,316	2,743,506	2,524,643	2,306,725	2,089,754	1,873,728	1,658,650	1,444,517	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	11,372,316	10,672,491	9,975,641	9,281,765	8,590,863	7,902,936	7,217,983	6,536,004	5,857,000	5,180,970	4,507,915	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	26,146,468	24,525,617	22,911,657	21,304,588	19,704,409	18,111,121	16,524,724	14,945,217	13,372,602	11,806,877	10,248,043	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	65,220,607	60,859,448	56,516,878	52,192,896	47,887,503	43,600,698	39,332,482	35,082,854	30,851,815	26,638,383	22,420,657	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	111,707,839	103,029,487	94,387,516	85,782,714	77,202,145	68,628,213	60,091,643	51,538,821	42,996,166	34,433,347	25,855,119	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	51,158,307	47,543,986	43,945,123	40,361,713	36,793,760	33,241,262	29,704,220	26,178,947	22,652,747	19,142,093	15,646,985	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	76,776,403	70,846,316	64,941,628	59,062,336	53,188,612	47,327,028	41,490,989	35,665,768	29,839,325	24,028,659	18,203,649	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	36,282,054	34,557,336	32,839,975	31,129,971	29,427,326	27,732,038	26,044,108	24,363,535	22,690,320	21,024,463	19,365,963	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	9,205,770	8,992,424	8,779,984	8,568,451	8,357,826	8,148,106	7,939,293	7,731,388	7,524,389	7,318,297	7,113,113	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,876,003	11,164,819	10,456,658	9,751,520	9,049,404	8,350,312	7,654,241	6,961,194	6,271,169	5,584,167	4,900,189	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	27,542,596	25,856,039	24,176,676	22,504,508	20,839,534	19,181,753	17,531,167	15,887,774	14,251,575	12,622,572	11,000,761	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	45,198,406	42,177,637	39,169,760	36,174,775	33,192,682	30,223,482	27,267,175	24,323,760	21,393,238	18,475,608	15,558,812	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	65,853,291	61,060,996	56,289,208	51,537,927	46,807,154	42,096,887	37,407,129	32,737,877	28,089,131	23,460,894	18,853,164	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	17,138,749	16,041,984	14,949,899	13,862,493	12,779,766	11,701,719	10,628,350	9,559,662	8,495,653	7,436,323	6,381,672	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	47,824,169	44,803,384	41,795,492	38,800,492	35,818,384	32,849,169	29,892,846	26,949,417	24,018,879	21,101,234	18,196,481	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	93,914,352	86,921,264	79,932,136	72,953,455	65,973,867	58,994,663	51,990,151	44,945,667	37,931,457	30,948,220	23,995,960	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	32,198,239	30,082,311	27,969,209	25,864,955	23,769,759	21,683,618	19,606,534	17,538,507	15,479,537	13,429,622	11,388,764	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	76,083,440	70,226,519	64,417,653	58,656,843	52,921,407	47,222,961	41,552,181	35,909,445	30,315,425	24,770,119	19,268,449	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	15,066,171	14,283,553	13,507,265	12,737,309	11,973,681	11,216,383	10,465,417	9,720,780	8,982,472	8,250,496	7,524,850	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	64,226,936	59,639,480	55,057,959	50,491,023	45,943,784	41,416,242	36,908,397	32,420,247	27,951,795	23,503,039	19,048,825	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	65,288,031	60,700,573	56,132,729	51,568,307	47,021,068	42,493,526	37,985,681	33,497,532	29,029,080	24,580,323	20,142,548	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	47,852,559	44,937,048	42,033,978	39,143,349	36,265,162	33,399,417	30,546,112	27,705,248	24,876,826	22,060,845	19,257,306	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	90,689,680	83,246,919	75,786,668	68,327,639	60,848,282	53,326,794	45,741,110	38,153,746	30,599,829	23,079,358	15,592,335	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	126,383,216	117,963,553	109,577,965	101,228,309	92,914,581	84,621,025	76,344,466	68,103,992	59,860,187	51,635,395	43,401,180	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	8,703,337	8,418,874	8,135,621	7,853,577	7,572,742	7,293,117	7,014,700	6,737,492	6,461,495	6,186,705	5,913,124	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	95,426,444	89,713,530	84,025,061	78,361,038	72,721,459	67,106,326	61,515,638	55,949,396	50,407,599	44,890,248	39,397,341	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	59,264,970	55,634,949	52,020,362	48,419,505	44,827,413	41,250,793	37,689,644	34,143,965	30,613,758	27,099,021	23,599,755	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	98,556,347	91,143,177	83,727,264	76,328,526	68,916,695	61,537,030	54,189,528	46,874,191	39,591,018	32,340,009	25,121,166	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	309,459,860	285,998,434	262,637,473	239,274,685	215,991,413	192,675,560	169,363,670	145,989,219	122,484,902	98,706,590	74,813,458	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	10,179,864	9,511,914	8,846,812	8,184,561	7,525,159	6,868,606	6,214,903	5,564,049	4,916,045	4,270,890	3,628,585	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	17,736,339	16,635,615	15,539,569	14,448,202	13,361,516	12,279,507	11,202,179	10,129,531	9,061,561	7,998,270	6,939,660	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	77,861,149	71,803,033	65,770,863	59,749,877	53,738,558	47,753,322	41,768,510	35,796,135	29,850,019	23,891,357	17,948,495	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	79,034,760	72,945,193	66,881,709	60,838,774	54,787,624	48,762,731	42,764,098	36,791,722	30,845,606	24,902,134	18,959,273	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	33,978,212	31,824,819	29,680,615	27,545,598	25,419,769	23,303,127	21,195,673	19,097,406	17,008,328	14,928,437	12,857,733	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	76,611,179	70,898,265	65,209,796	59,545,773	53,906,195	48,291,062	42,700,374	37,134,132	31,557,635	26,002,895	20,463,957	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	14,997,782	13,930,584	12,867,945	11,809,863	10,756,340	9,707,373	8,662,965	7,619,026	6,577,920	5,541,397	4,509,458	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	17,504,884	16,259,816	15,020,065	13,785,632	12,556,516	11,332,718	10,114,238	8,896,419	7,681,790	6,472,510	5,268,576	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	11,529,149	10,679,654	9,833,791	8,991,560	8,152,962	7,316,754	6,480,825	5,648,550	4,819,927	3,994,957	3,173,638	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	13,843,943	12,824,545	11,809,504	10,798,823	9,792,500	8,789,180	7,786,062	6,787,326	5,792,974	4,803,003	3,817,416	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	16,158,738	14,969,435	13,785,218	12,606,085	11,432,037	10,261,607	9,091,298	7,926,102	6,766,020	5,611,050	4,461,194	50%

Appendix 11 - Appraisal results – 80% Social Rent and 20% Shared Ownership

Note: the affordable housing requiremetns have been tested alongside the following other policies:

10% Aff WS (20% discount, 50% in NE)
EV charging
BNG
Accessibility
NZC 5%
UGF

BLV 1

80% Social Rent, 20% Shared Ownership

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	0%	5%	15%	20%	25%	25%
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	0%	5%	15%	20%	25%	25%
3	Low density housing scheme (9 houses)	9	0.23	0%	0%	0%	0%	5%	10%	20%	25%	25%
4	Medium density flatted sheme (5 flats)	5	0.03	15%	30%	35%	45%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	20%	35%	45%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	15%	30%	35%	45%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	25%	35%	45%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	15%	30%	40%	45%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	0%	0%	15%	25%	35%	40%	45%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	5%	15%	25%	35%	40%	45%	40%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	0%	0%	5%	15%	25%	30%	25%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	0%	10%	20%	30%	35%	40%	40%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	10%	20%	30%	40%	45%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	10%	20%	35%	40%	45%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	30%	45%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	0%	15%	25%	35%	40%	45%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	15%	25%	35%	40%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	15%	25%	35%	40%	45%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	15%	30%	40%	45%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	0%	15%	25%	35%	40%	45%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	10%	25%	35%	40%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	10%	20%	30%	40%	45%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	0%	0%	5%	15%	25%	30%	35%	35%	35%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	0%	0%	10%	20%	25%	30%	30%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	0%	0%	15%	25%	30%	35%	40%	40%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	20%	35%	45%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	0%	5%	15%	20%	25%	25%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	0%	5%	15%	25%	35%	40%	45%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	5%	15%	25%	30%	35%	45%	45%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	0%	5%	20%	30%	40%	45%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	0%	15%	25%	35%	40%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	5%	20%	30%	35%	45%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	10%	20%	25%	30%	30%
35	High density mixed use flatted scheme (30 flats)	30	0.08	25%	35%	45%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	15%	25%	35%	40%	45%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	5%	20%	30%	35%	45%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	5%	20%	30%	40%	45%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	5%	20%	30%	40%	45%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	0%	10%	25%	35%	40%	45%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	0%	15%	30%	35%	45%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	5%	20%	30%	40%	45%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	0%	5%	20%	30%	35%	40%	45%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	0%	10%	25%	35%	40%	45%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	0%	15%	25%	35%	45%	50%	50%	50%	50%

BLV 2

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	15%	25%	35%	40%	45%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	0%	15%	25%	35%	40%	45%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	0%	15%	25%	35%	40%	45%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	35%	45%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	40%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	35%	45%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	40%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	35%	45%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	5%	25%	35%	40%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	5%	20%	30%	35%	45%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	10%	20%	30%	35%	45%	45%	45%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	15%	25%	35%	40%	45%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	40%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	35%	45%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	45%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	15%	30%	40%	45%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	10%	25%	35%	45%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	20%	30%	40%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	30%	40%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	15%	25%	35%	40%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	25%	40%	45%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	5%	20%	30%	40%	45%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	30%	40%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	10%	20%	30%	35%	45%	50%	45%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	10%	25%	35%	40%	45%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	40%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	15%	25%	30%	40%	40%	40%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	10%	25%	35%	40%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	20%	30%	40%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	25%	35%	45%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	15%	30%	40%	45%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	10%	20%	30%	35%	40%	45%	45%
35	High density mixed use flatted scheme (30 flats)	30	0.08	35%	45%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	25%	35%	45%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	15%	30%	35%	45%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	20%	30%	40%	45%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	20%	35%	45%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	5%	25%	35%	40%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	15%	30%	40%	45%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	20%	30%	40%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	5%	20%	30%	40%	45%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	10%	25%	35%	40%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	10%	25%	35%	45%	50%	50%	50%	50%	50%

BLV 3

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	30%	40%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	15%	30%	40%	45%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	10%	25%	35%	45%	50%	50%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	20%	30%	40%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	30%	40%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	0%	15%	25%	35%	40%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	25%	40%	45%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	5%	20%	30%	40%	45%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	30%	40%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	10%	20%	30%	35%	45%	50%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	10%	25%	35%	40%	45%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	40%	50%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	0%	0%	15%	25%	30%	40%	40%	40%
14	Intensification scheme (industrial with 9 flats)	9	0.29	10%	25%	35%	40%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	20%	30%	40%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	25%	35%	45%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	15%	30%	40%	45%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	0%	10%	20%	30%	35%	40%	45%	45%
20	High density mixed use flatted scheme (150 flats)	150	0.48	35%	45%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	25%	35%	45%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	0%	15%	30%	35%	45%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	20%	30%	40%	45%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	20%	35%	45%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	5%	25%	35%	40%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	50%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	15%	30%	40%	45%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	20%	30%	40%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	5%	20%	30%	40%	45%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	10%	25%	35%	40%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	10%	25%	35%	45%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	High density mixed use flatted scheme (30 flats)	30	0.08	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	0%	0%	0%	0%	0%	0%	0%	0%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	0%	0%	0%	0%	0%	0%	0%	0%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	0%	0%	0%	0%	0%	0%	0%	0%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	30%	40%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	30%	40%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	30%	40%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	45%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	45%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	45%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	20%	35%	45%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	0%	15%	25%	35%	45%	50%	50%	50%	50%

BLV 4

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site		Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	45%	50%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	15%	30%	40%	50%	50%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	35%	45%	50%	50%	50%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	15%	30%	40%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	40%	50%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	25%	35%	45%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	45%	50%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	45%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	20%	30%	40%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	50%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	25%	35%	45%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	30%	40%	50%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	35%	45%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	10%	25%	35%	45%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	45%	50%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	50%	50%	50%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	50%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	20%	35%	45%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	20%	35%	40%	50%	50%	50%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	45%	50%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	50%	50%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	15%	30%	40%	50%	50%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	20%	35%	45%	50%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	50%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	25%	35%	45%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	35%	45%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	35%	45%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	30%	40%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	30%	40%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	30%	40%	50%	50%	50%	50%	50%	50%	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £8,030 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	470,766	445,267	419,874	394,588	369,409	344,337	319,371	294,512	269,760	245,115	220,576	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	942,412	891,413	840,628	790,055	739,698	689,552	639,621	589,904	540,400	491,109	442,032	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	2,121,218	2,006,470	1,892,203	1,778,416	1,665,110	1,552,284	1,439,939	1,328,075	1,216,691	1,105,786	995,363	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	690,814	639,113	587,632	536,370	485,326	434,501	383,895	333,509	283,341	233,392	183,663	15%
5	Medium density flatted scheme (7 flats)	7	£617,503	970,228	897,841	825,760	753,986	682,518	611,357	540,502	469,954	399,712	329,778	260,150	20%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,243,861	1,150,800	1,058,133	965,860	873,982	782,498	691,408	600,712	510,410	420,503	330,989	15%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	3,827,349	3,536,727	3,247,337	2,959,177	2,672,250	2,386,554	2,102,089	1,818,856	1,536,854	1,256,083	976,544	25%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	8,495,867	7,833,609	7,174,159	6,517,516	5,863,682	5,212,655	4,564,438	3,919,028	3,276,426	2,636,633	1,999,648	15%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	16,827,210	15,085,091	13,350,410	11,623,166	9,903,359	8,190,991	6,479,669	4,765,944	3,059,729	1,361,022	-340,335	0%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	14,500,902	10,885,912	7,254,891	3,639,635	8,496	-3,679,780	-7,391,032	-11,114,217	-14,875,817	-18,688,083	-22,488,277	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	11,354,404	9,915,928	8,483,644	7,054,071	5,620,597	4,193,374	2,772,404	1,357,685	-56,866	-1,499,932	-2,936,562	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	9,461,080	7,093,111	4,721,610	2,360,417	-12,739	-2,421,489	-4,842,807	-7,268,828	-9,725,699	-12,208,050	-14,690,647	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	14,984,194	14,285,352	13,589,498	12,896,635	12,206,760	11,519,873	10,835,976	10,155,067	9,477,148	8,802,217	8,130,276	0%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	6,908,295	6,819,914	6,731,907	6,644,275	6,557,016	6,470,132	6,383,624	6,297,489	6,211,729	6,126,344	6,041,332	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	4,362,274	4,067,641	3,774,256	3,482,119	3,191,230	2,901,590	2,613,197	2,326,054	2,040,159	1,755,511	1,472,114	10%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	9,225,426	8,532,942	7,843,418	7,156,852	6,473,248	5,792,604	5,114,919	4,440,196	3,768,432	3,099,628	2,433,785	30%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	10,821,078	9,602,327	8,388,797	7,180,486	5,977,394	4,779,523	3,586,872	2,399,441	1,204,724	13,948	-1,189,421	0%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	10,841,525	8,886,419	6,939,742	5,001,494	3,059,999	1,114,889	-834,541	-2,820,683	-4,804,825	-6,806,655	-8,831,002	0%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	4,494,216	4,048,884	3,605,457	3,163,934	2,724,316	2,284,929	1,845,426	1,407,844	972,183	538,442	106,624	0%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	11,978,993	10,761,636	9,548,089	8,339,763	7,136,657	5,938,769	4,746,103	3,558,656	2,376,429	1,190,820	5,310	15%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	12,561,453	9,655,804	6,734,394	3,819,871	906,250	-2,053,464	-5,031,951	-8,025,517	-11,052,893	-14,113,255	-17,176,798	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	9,655,428	8,798,527	7,941,155	7,087,468	6,237,465	5,391,147	4,548,514	3,709,566	2,874,303	2,042,724	1,214,830	10%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	12,284,343	9,921,607	7,565,645	5,230,092	2,907,387	583,284	-1,746,394	-4,098,630	-6,442,063	-8,791,800	-11,164,962	0%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	7,538,013	7,218,543	6,901,713	6,587,521	6,275,970	5,967,058	5,660,785	5,357,153	5,056,160	4,757,806	4,462,092	0%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	12,471,938	10,626,680	8,789,363	6,959,987	5,138,552	3,325,058	1,509,290	-316,022	-2,156,197	-3,988,207	-5,837,387	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	14,321,206	12,475,948	10,638,631	8,809,255	6,987,819	5,174,326	3,368,773	1,566,212	-250,066	-2,082,076	-3,905,920	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	14,829,805	13,652,999	12,481,230	11,314,498	10,152,802	8,996,143	7,844,520	6,697,935	5,556,386	4,419,875	3,280,119	20%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	8,254,684	5,117,429	1,987,044	-1,183,442	-4,390,085	-7,611,305	-10,871,381	-14,165,507	-17,508,939	-20,849,319	-24,174,654	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	33,494,954	30,004,197	26,528,381	23,060,299	19,586,644	16,128,053	12,681,374	9,218,654	5,771,152	2,300,650	-1,192,732	0%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	5,360,668	5,242,826	5,125,484	5,008,640	4,892,295	4,776,451	4,661,105	4,546,260	4,431,913	4,318,065	4,204,717	0%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	29,418,181	27,129,337	24,850,357	22,581,241	20,321,988	18,068,643	15,816,499	13,574,275	11,341,974	9,119,595	6,897,276	0%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	19,501,864	18,035,430	16,575,217	15,121,227	13,673,456	12,231,906	10,796,579	9,367,471	7,944,585	6,520,034	5,100,048	0%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	14,077,917	11,037,816	7,986,746	4,948,923	1,907,266	-1,161,634	-4,261,566	-7,379,505	-10,522,863	-13,695,102	-16,885,298	0%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	46,996,487	37,036,385	27,119,328	17,161,131	7,209,815	-2,854,175	-13,059,667	-23,343,323	-33,752,375	-44,334,617	-55,021,632	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	2,632,233	2,358,923	2,086,782	1,815,811	1,546,008	1,277,374	1,009,908	743,611	478,483	214,524	-49,004	25%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	5,775,811	5,326,558	4,879,210	4,433,766	3,990,227	3,548,592	3,108,862	2,671,037	2,235,115	1,801,098	1,367,963	0%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	10,011,315	7,518,220	5,022,665	2,520,697	29,640	-2,511,378	-5,055,003	-7,613,268	-10,180,023	-12,781,200	-15,370,732	0%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	11,977,731	9,484,637	7,002,320	4,517,118	2,026,062	-461,014	-2,997,194	-5,529,579	-8,087,863	-10,660,115	-13,249,648	0%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	8,853,661	7,978,432	7,106,947	6,239,207	5,375,211	4,514,959	3,658,451	2,805,687	1,956,668	1,109,222	257,806	5%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	12,753,931	10,432,938	8,112,086	5,785,660	3,469,353	1,163,163	-1,181,951	-3,534,624	-5,903,117	-8,273,798	-10,677,578	0%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	3,324,996	2,890,292	2,457,453	2,026,477	1,597,366	1,170,119	741,771	313,318	-114,977	-546,139	-975,386	0%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	3,886,747	3,379,589	2,874,605	2,371,796	1,871,161	1,372,702	873,075	373,208	-126,357	-629,383	-1,130,176	5%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,394	-302,368	-302,342	-302,315	-302,289	-302,263	-302,235	-302,209	-302,183	-302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	2,215,974	1,870,955	1,527,419	1,185,367	843,703	500,683	159,163	-183,615	-527,300	-869,459	-1,210,096	0%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	2,668,269	2,254,242	1,841,995	1,431,527	1,021,665	610,035	200,206	-210,994	-623,418	-1,034,017	-1,442,785	0%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	3,120,566	2,637,530	2,156,571	1,677,688	1,199,626	719,387	241,248	-238,371	-719,538	-1,198,573	-1,675,475	0%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	470,766	445,267	419,874	394,588	369,409	344,337	319,371	294,512	269,760	245,115	220,576	0%
2	Low density housing scheme (4 houses)	4	£917,161	942,412	891,413	840,628	790,055	739,698	689,552	639,621	589,904	540,400	491,109	442,032	0%
3	Low density housing scheme (9 houses)	9	£2,081,956	2,121,218	2,006,470	1,892,203	1,778,416	1,665,110	1,552,284	1,439,939	1,328,075	1,216,691	1,105,786	995,363	0%
4	Medium density flatted sheme (5 flats)	5	£305,720	690,814	639,113	587,632	536,370	485,326	434,501	383,895	333,509	283,341	233,392	183,663	35%
5	Medium density flatted scheme (7 flats)	7	£366,865	970,228	897,841	825,760	753,986	682,518	611,357	540,502	469,954	399,712	329,778	260,150	40%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,243,861	1,150,800	1,058,133	965,860	873,982	782,498	691,408	600,712	510,410	420,503	330,989	35%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	3,827,349	3,536,727	3,247,337	2,959,177	2,672,250	2,386,554	2,102,089	1,818,856	1,536,854	1,256,083	976,544	40%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	8,495,867	7,833,609	7,174,159	6,517,516	5,863,682	5,212,655	4,564,438	3,919,028	3,276,426	2,636,633	1,999,648	35%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	16,827,210	15,085,091	13,350,410	11,623,166	9,903,359	8,190,991	6,479,669	4,765,944	3,059,729	1,361,022	-340,335	5%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	14,500,902	10,885,912	7,254,891	3,639,635	8,496	-3,679,780	-7,391,032	-11,114,217	-14,875,817	-18,688,083	-22,488,277	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	11,354,404	9,915,928	8,483,644	7,054,071	5,620,597	4,193,374	2,772,404	1,357,685	-56,866	-1,499,932	-2,936,562	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	9,461,080	7,093,111	4,721,610	2,360,417	-12,739	-2,421,489	-4,842,807	-7,268,828	-9,725,699	-12,208,050	-14,690,647	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	14,984,194	14,285,352	13,589,498	12,896,635	12,206,760	11,519,873	10,835,976	10,155,067	9,477,148	8,802,217	8,130,276	40%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	6,908,295	6,819,914	6,731,907	6,644,275	6,557,016	6,470,132	6,383,624	6,297,489	6,211,729	6,126,344	6,041,332	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	4,362,274	4,067,641	3,774,256	3,482,119	3,191,230	2,901,590	2,613,197	2,326,054	2,040,159	1,755,511	1,472,114	35%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	9,225,426	8,532,942	7,843,418	7,156,852	6,473,248	5,792,604	5,114,919	4,440,196	3,768,432	3,099,628	2,433,785	45%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	10,821,078	9,602,327	8,388,797	7,180,486	5,977,394	4,779,523	3,586,872	2,399,441	1,204,724	13,948	-1,189,421	15%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	10,841,525	8,886,419	6,939,742	5,001,494	3,059,999	1,114,889	-834,541	-2,820,683	-4,804,825	-6,806,655	-8,831,002	10%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	4,494,216	4,048,884	3,605,457	3,163,934	2,724,316	2,284,929	1,845,426	1,407,844	972,183	538,442	106,624	20%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	11,978,993	10,761,636	9,548,089	8,339,763	7,136,657	5,938,769	4,746,103	3,558,656	2,376,429	1,190,820	5,310	30%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	12,561,453	9,655,804	6,734,394	3,819,871	906,250	-2,053,464	-5,031,951	-8,025,517	-11,052,893	-14,113,255	-17,176,798	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	9,655,428	8,798,527	7,941,155	7,087,468	6,237,465	5,391,147	4,548,514	3,709,566	2,874,303	2,042,724	1,214,830	25%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	12,284,343	9,921,607	7,565,645	5,230,092	2,907,387	583,284	-1,746,394	-4,098,630	-6,442,063	-8,791,800	-11,164,962	5%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	7,538,013	7,218,543	6,901,713	6,587,521	6,275,970	5,967,058	5,660,785	5,357,153	5,056,160	4,757,806	4,462,092	30%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	12,471,938	10,626,680	8,789,363	6,959,987	5,138,552	3,325,058	1,509,290	-316,022	-2,156,197	-3,988,207	-5,837,387	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	14,321,206	12,475,948	10,638,631	8,809,255	6,987,819	5,174,326	3,368,773	1,566,212	-250,066	-2,082,076	-3,905,920	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	14,829,805	13,652,999	12,481,230	11,314,498	10,152,802	8,996,143	7,844,520	6,697,935	5,556,386	4,419,875	3,280,119	40%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	8,254,684	5,117,429	1,987,044	-1,183,442	-4,390,085	-7,611,305	-10,871,381	-14,165,507	-17,508,939	-20,849,319	-24,174,654	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	33,494,954	30,004,197	26,528,381	23,060,299	19,586,644	16,128,053	12,681,374	9,218,654	5,771,152	2,300,650	-1,192,732	10%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	5,360,668	5,242,826	5,125,484	5,008,640	4,892,295	4,776,451	4,661,105	4,546,260	4,431,913	4,318,065	4,204,717	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	29,418,181	27,129,337	24,850,357	22,581,241	20,321,988	18,068,643	15,816,499	13,574,275	11,341,974	9,119,595	6,897,276	20%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	19,501,864	18,035,430	16,575,217	15,121,227	13,673,456	12,231,906	10,796,579	9,367,471	7,944,585	6,520,034	5,100,048	25%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	14,077,917	11,037,816	7,986,746	4,948,923	1,907,266	-1,161,634	-4,261,566	-7,379,505	-10,522,863	-13,695,102	-16,885,298	0%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	46,996,487	37,036,385	27,119,328	17,161,131	7,209,815	-2,854,175	-13,059,667	-23,343,323	-33,752,375	-44,334,617	-55,021,632	0%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	2,632,233	2,358,923	2,086,782	1,815,811	1,546,008	1,277,374	1,009,908	743,611	478,483	214,524	-49,004	35%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	5,775,811	5,326,558	4,879,210	4,433,766	3,990,227	3,548,592	3,108,862	2,671,037	2,235,115	1,801,098	1,367,963	25%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	10,011,315	7,518,220	5,022,665	2,520,697	29,640	-2,511,378	-5,055,003	-7,613,268	-10,180,023	-12,781,200	-15,370,732	0%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	11,977,731	9,484,637	7,002,320	4,517,118	2,026,062	-461,014	-2,997,194	-5,529,579	-8,087,863	-10,660,115	-13,249,648	0%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	8,853,661	7,978,432	7,106,947	6,239,207	5,375,211	4,514,959	3,658,451	2,805,687	1,956,668	1,109,222	257,806	20%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	12,753,931	10,432,938	8,112,086	5,785,660	3,469,353	1,163,163	-1,181,951	-3,534,624	-5,903,117	-8,273,798	-10,677,578	5%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	3,324,996	2,890,292	2,457,453	2,026,477	1,597,366	1,170,119	741,771	313,318	-114,977	-546,139	-975,386	15%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	3,886,747	3,379,589	2,874,605	2,371,796	1,871,161	1,372,702	873,075	373,208	-126,357	-629,383	-1,130,176	20%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,394	-302,368	-302,342	-302,315	-302,289	-302,263	-302,235	-302,209	-302,183	-302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	2,215,974	1,870,955	1,527,419	1,185,367	843,703	500,683	159,163	-183,615	-527,300	-869,459	-1,210,096	5%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	2,668,269	2,254,242	1,841,995	1,431,527	1,021,665	610,035	200,206	-210,994	-623,418	-1,034,017	-1,442,785	10%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	3,120,566	2,637,530	2,156,571	1,677,688	1,199,626	719,387	241,248	-238,371	-719,538	-1,198,573	-1,675,475	10%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	470,766	445,267	419,874	394,588	369,409	344,337	319,371	294,512	269,760	245,115	220,576	30%
2	Low density housing scheme (4 houses)	4	£608,869	942,412	891,413	840,628	790,055	739,698	689,552	639,621	589,904	540,400	491,109	442,032	30%
3	Low density housing scheme (9 houses)	9	£1,382,131	2,121,218	2,006,470	1,892,203	1,778,416	1,665,110	1,552,284	1,439,939	1,328,075	1,216,691	1,105,786	995,363	30%
4	Medium density flatted sheme (5 flats)	5	£202,956	690,814	639,113	587,632	536,370	485,326	434,501	383,895	333,509	283,341	233,392	183,663	45%
5	Medium density flatted scheme (7 flats)	7	£243,547	970,228	897,841	825,760	753,986	682,518	611,357	540,502	469,954	399,712	329,778	260,150	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,243,861	1,150,800	1,058,133	965,860	873,982	782,498	691,408	600,712	510,410	420,503	330,989	45%
7	Medium density flatted scheme (30 flats)	30	£913,303	3,827,349	3,536,727	3,247,337	2,959,177	2,672,250	2,386,554	2,102,089	1,818,856	1,536,854	1,256,083	976,544	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	8,495,867	7,833,609	7,174,159	6,517,516	5,863,682	5,212,655	4,564,438	3,919,028	3,276,426	2,636,633	1,999,648	45%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	16,827,210	15,085,091	13,350,410	11,623,166	9,903,359	8,190,991	6,479,669	4,765,944	3,059,729	1,361,022	-340,335	20%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	14,500,902	10,885,912	7,254,891	3,639,635	8,496	-3,679,780	-7,391,032	-11,114,217	-14,875,817	-18,688,083	-22,488,277	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	11,354,404	9,915,928	8,483,644	7,054,071	5,620,597	4,193,374	2,772,404	1,357,685	-56,866	-1,499,932	-2,936,562	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	9,461,080	7,093,111	4,721,610	2,360,417	-12,739	-2,421,489	-4,842,807	-7,268,828	-9,725,699	-12,208,050	-14,690,647	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	14,984,194	14,285,352	13,589,498	12,896,635	12,206,760	11,519,873	10,835,976	10,155,067	9,477,148	8,802,217	8,130,276	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	6,908,295	6,819,914	6,731,907	6,644,275	6,557,016	6,470,132	6,383,624	6,297,489	6,211,729	6,126,344	6,041,332	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	4,362,274	4,067,641	3,774,256	3,482,119	3,191,230	2,901,590	2,613,197	2,326,054	2,040,159	1,755,511	1,472,114	45%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	9,225,426	8,532,942	7,843,418	7,156,852	6,473,248	5,792,604	5,114,919	4,440,196	3,768,432	3,099,628	2,433,785	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	10,821,078	9,602,327	8,388,797	7,180,486	5,977,394	4,779,523	3,586,872	2,399,441	1,204,724	13,948	-1,189,421	25%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	10,841,525	8,886,419	6,939,742	5,001,494	3,059,999	1,114,889	-834,541	-2,820,683	-4,804,825	-6,806,655	-8,831,002	15%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	4,494,216	4,048,884	3,605,457	3,163,934	2,724,316	2,284,929	1,845,426	1,407,844	972,183	538,442	106,624	30%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	11,978,993	10,761,636	9,548,089	8,339,763	7,136,657	5,938,769	4,746,103	3,558,656	2,376,429	1,190,820	5,310	35%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	12,561,453	9,655,804	6,734,394	3,819,871	906,250	-2,053,464	-5,031,951	-8,025,517	-11,052,893	-14,113,255	-17,176,798	5%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	9,655,428	8,798,527	7,941,155	7,087,468	6,237,465	5,391,147	4,548,514	3,709,566	2,874,303	2,042,724	1,214,830	35%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	12,284,343	9,921,607	7,565,645	5,230,092	2,907,387	583,284	-1,746,394	-4,098,630	-6,442,063	-8,791,800	-11,164,962	10%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	7,538,013	7,218,543	6,901,713	6,587,521	6,275,970	5,967,058	5,660,785	5,357,153	5,056,160	4,757,806	4,462,092	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	12,471,938	10,626,680	8,789,363	6,959,987	5,138,552	3,325,058	1,509,290	-316,022	-2,156,197	-3,988,207	-5,837,387	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	14,321,206	12,475,948	10,638,631	8,809,255	6,987,819	5,174,326	3,368,773	1,566,212	-250,066	-2,082,076	-3,905,920	5%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	14,829,805	13,652,999	12,481,230	11,314,498	10,152,802	8,996,143	7,844,520	6,697,935	5,556,386	4,419,875	3,280,119	45%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	8,254,684	5,117,429	1,987,044	-1,183,442	-4,390,085	-7,611,305	-10,871,381	-14,165,507	-17,508,939	-20,849,319	-24,174,654	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	33,494,954	30,004,197	26,528,381	23,060,299	19,586,644	16,128,053	12,681,374	9,218,654	5,771,152	2,300,650	-1,192,732	20%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	5,360,668	5,242,826	5,125,484	5,008,640	4,892,295	4,776,451	4,661,105	4,546,260	4,431,913	4,318,065	4,204,717	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	29,418,181	27,129,337	24,850,357	22,581,241	20,321,988	18,068,643	15,816,499	13,574,275	11,341,974	9,119,595	6,897,276	35%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	19,501,864	18,035,430	16,575,217	15,121,227	13,673,456	12,231,906	10,796,579	9,367,471	7,944,585	6,520,034	5,100,048	40%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	14,077,917	11,037,816	7,986,746	4,948,923	1,907,266	-1,161,634	-4,261,566	-7,379,505	-10,522,863	-13,695,102	-16,885,298	5%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	46,996,487	37,036,385	27,119,328	17,161,131	7,209,815	-2,854,175	-13,059,667	-23,343,323	-33,752,375	-44,334,617	-55,021,632	0%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	2,632,233	2,358,923	2,086,782	1,815,811	1,546,008	1,277,374	1,009,908	743,611	478,483	214,524	-49,004	35%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	5,775,811	5,326,558	4,879,210	4,433,766	3,990,227	3,548,592	3,108,862	2,671,037	2,235,115	1,801,098	1,367,963	35%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	10,011,315	7,518,220	5,022,665	2,520,697	29,640	-2,511,378	-5,055,003	-7,613,268	-10,180,023	-12,781,200	-15,370,732	5%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	11,977,731	9,484,637	7,002,320	4,517,118	2,026,062	-461,014	-2,997,194	-5,529,579	-8,087,863	-10,660,115	-13,249,648	10%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	8,853,661	7,978,432	7,106,947	6,239,207	5,375,211	4,514,959	3,658,451	2,805,687	1,956,668	1,109,222	257,806	30%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	12,753,931	10,432,938	8,112,086	5,785,660	3,469,353	1,163,163	-1,181,951	-3,534,624	-5,903,117	-8,273,798	-10,677,578	15%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	3,324,996	2,890,292	2,457,453	2,026,477	1,597,366	1,170,119	741,771	313,318	-114,977	-546,139	-975,386	20%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	3,886,747	3,379,589	2,874,605	2,371,796	1,871,161	1,372,702	873,075	373,208	-126,357	-629,383	-1,130,176	25%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,394	-302,368	-302,342	-302,315	-302,289	-302,263	-302,235	-302,209	-302,183	-302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	2,215,974	1,870,955	1,527,419	1,185,367	843,703	500,683	159,163	-183,615	-527,300	-869,459	-1,210,096	10%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	2,668,269	2,254,242	1,841,995	1,431,527	1,021,665	610,035	200,206	-210,994	-623,418	-1,034,017	-1,442,785	15%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	3,120,566	2,637,530	2,156,571	1,677,688	1,199,626	719,387	241,248	-238,371	-719,538	-1,198,573	-1,675,475	15%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	470,766	445,267	419,874	394,588	369,409	344,337	319,371	294,512	269,760	245,115	220,576	50%
2	Low density housing scheme (4 houses)	4	£50,000	942,412	891,413	840,628	790,055	739,698	689,552	639,621	589,904	540,400	491,109	442,032	50%
3	Low density housing scheme (9 houses)	9	£113,500	2,121,218	2,006,470	1,892,203	1,778,416	1,665,110	1,552,284	1,439,939	1,328,075	1,216,691	1,105,786	995,363	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	690,814	639,113	587,632	536,370	485,326	434,501	383,895	333,509	283,341	233,392	183,663	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	970,228	897,841	825,760	753,986	682,518	611,357	540,502	469,954	399,712	329,778	260,150	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,243,861	1,150,800	1,058,133	965,860	873,982	782,498	691,408	600,712	510,410	420,503	330,989	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	3,827,349	3,536,727	3,247,337	2,959,177	2,672,250	2,386,554	2,102,089	1,818,856	1,536,854	1,256,083	976,544	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	8,495,867	7,833,609	7,174,159	6,517,516	5,863,682	5,212,655	4,564,438	3,919,028	3,276,426	2,636,633	1,999,648	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	16,827,210	15,085,091	13,350,410	11,623,166	9,903,359	8,190,991	6,479,669	4,765,944	3,059,729	1,361,022	-340,335	45%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	14,500,902	10,885,912	7,254,891	3,639,635	8,496	-3,679,780	-7,391,032	-11,114,217	-14,875,817	-18,688,083	-22,488,277	15%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	11,354,404	9,915,928	8,483,644	7,054,071	5,620,597	4,193,374	2,772,404	1,357,685	-56,866	-1,499,932	-2,936,562	35%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	9,461,080	7,093,111	4,721,610	2,360,417	-12,739	-2,421,489	-4,842,807	-7,268,828	-9,725,699	-12,208,050	-14,690,647	15%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	14,984,194	14,285,352	13,589,498	12,896,635	12,206,760	11,519,873	10,835,976	10,155,067	9,477,148	8,802,217	8,130,276	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	6,908,295	6,819,914	6,731,907	6,644,275	6,557,016	6,470,132	6,383,624	6,297,489	6,211,729	6,126,344	6,041,332	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	4,362,274	4,067,641	3,774,256	3,482,119	3,191,230	2,901,590	2,613,197	2,326,054	2,040,159	1,755,511	1,472,114	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	9,225,426	8,532,942	7,843,418	7,156,852	6,473,248	5,792,604	5,114,919	4,440,196	3,768,432	3,099,628	2,433,785	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	10,821,078	9,602,327	8,388,797	7,180,486	5,977,394	4,779,523	3,586,872	2,399,441	1,204,724	13,948	-1,189,421	40%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	10,841,525	8,886,419	6,939,742	5,001,494	3,059,999	1,114,889	-834,541	-2,820,683	-4,804,825	-6,806,655	-8,831,002	25%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	4,494,216	4,048,884	3,605,457	3,163,934	2,724,316	2,284,929	1,845,426	1,407,844	972,183	538,442	106,624	45%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	11,978,993	10,761,636	9,548,089	8,339,763	7,136,657	5,938,769	4,746,103	3,558,656	2,376,429	1,190,820	5,310	45%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	12,561,453	9,655,804	6,734,394	3,819,871	906,250	-2,053,464	-5,031,951	-8,025,517	-11,052,893	-14,113,255	-17,176,798	20%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	9,655,428	8,798,527	7,941,155	7,087,468	6,237,465	5,391,147	4,548,514	3,709,566	2,874,303	2,042,724	1,214,830	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	12,284,343	9,921,607	7,565,645	5,230,092	2,907,387	583,284	-1,746,394	-4,098,630	-6,442,063	-8,791,800	-11,164,962	25%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	7,538,013	7,218,543	6,901,713	6,587,521	6,275,970	5,967,058	5,660,785	5,357,153	5,056,160	4,757,806	4,462,092	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	12,471,938	10,626,680	8,789,363	6,959,987	5,138,552	3,325,058	1,509,290	-316,022	-2,156,197	-3,988,207	-5,837,387	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	14,321,206	12,475,948	10,638,631	8,809,255	6,987,819	5,174,326	3,368,773	1,566,212	-250,066	-2,082,076	-3,905,920	35%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	14,829,805	13,652,999	12,481,230	11,314,498	10,152,802	8,996,143	7,844,520	6,697,935	5,556,386	4,419,875	3,280,119	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	8,254,684	5,117,429	1,987,044	-1,183,442	-4,390,085	-7,611,305	-10,871,381	-14,165,507	-17,508,939	-20,849,319	-24,174,654	10%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	33,494,954	30,004,197	26,528,381	23,060,299	19,586,644	16,128,053	12,681,374	9,218,654	5,771,152	2,300,650	-1,192,732	45%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	5,360,668	5,242,826	5,125,484	5,008,640	4,892,295	4,776,451	4,661,105	4,546,260	4,431,913	4,318,065	4,204,717	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	29,418,181	27,129,337	24,850,357	22,581,241	20,321,988	18,068,643	15,816,499	13,574,275	11,341,974	9,119,595	6,897,276	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	19,501,864	18,035,430	16,575,217	15,121,227	13,673,456	12,231,906	10,796,579	9,367,471	7,944,585	6,520,034	5,100,048	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	14,077,917	11,037,816	7,986,746	4,948,923	1,907,266	-1,161,634	-4,261,566	-7,379,505	-10,522,863	-13,695,102	-16,885,298	20%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	46,996,487	37,036,385	27,119,328	17,161,131	7,209,815	-2,854,175	-13,059,667	-23,343,323	-33,752,375	-44,334,617	-55,021,632	20%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	2,632,233	2,358,923	2,086,782	1,815,811	1,546,008	1,277,374	1,009,908	743,611	478,483	214,524	-49,004	45%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	5,775,811	5,326,558	4,879,210	4,433,766	3,990,227	3,548,592	3,108,862	2,671,037	2,235,115	1,801,098	1,367,963	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	10,011,315	7,518,220	5,022,665	2,520,697	29,640	-2,511,378	-5,055,003	-7,613,268	-10,180,023	-12,781,200	-15,370,732	15%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	11,977,731	9,484,637	7,002,320	4,517,118	2,026,062	-461,014	-2,997,194	-5,529,579	-8,087,863	-10,660,115	-13,249,648	20%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	8,853,661	7,978,432	7,106,947	6,239,207	5,375,211	4,514,959	3,658,451	2,805,687	1,956,668	1,109,222	257,806	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	12,753,931	10,432,938	8,112,086	5,785,660	3,469,353	1,163,163	-1,181,951	-3,534,624	-5,903,117	-8,273,798	-10,677,578	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	3,324,996	2,890,292	2,457,453	2,026,477	1,597,366	1,170,119	741,771	313,318	-114,977	-546,139	-975,386	35%
44	High density retirement flatted scheme (70 flats)	70	£100,000	3,886,747	3,379,589	2,874,605	2,371,796	1,871,161	1,372,702	873,075	373,208	-126,357	-629,383	-1,130,176	35%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,394	-302,368	-302,342	-302,315	-302,289	-302,263	-302,235	-302,209	-302,183	-302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	2,215,974	1,870,955	1,527,419	1,185,367	843,703	500,683	159,163	-183,615	-527,300	-869,459	-1,210,096	30%
47	High density extracare flatted scheme (60 flats)	60	£100,000	2,668,269	2,254,242	1,841,995	1,431,527	1,021,665	610,035	200,206	-210,994	-623,418	-1,034,017	-1,442,785	30%
48	High density extracare flatted scheme (70 flats)	70	£100,000	3,120,566	2,637,530	2,156,571	1,677,688	1,199,626	719,387	241,248	-238,371	-719,538	-1,198,573	-1,675,475	30%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £8,806 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	561,249	531,038	500,954	470,996	441,164	411,459	381,881	352,429	323,104	293,904	264,832	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,123,376	1,062,954	1,002,786	942,870	883,208	823,798	764,641	705,737	647,087	588,688	530,544	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	2,528,387	2,392,439	2,257,060	2,122,249	1,988,008	1,854,336	1,721,233	1,588,699	1,456,736	1,325,340	1,194,514	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	883,089	821,376	759,926	698,735	637,806	577,137	516,729	456,582	396,697	337,071	277,706	30%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,239,413	1,153,009	1,066,970	981,297	895,989	811,047	726,469	642,256	558,410	474,928	391,810	35%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,589,955	1,478,873	1,368,261	1,258,119	1,148,446	1,039,241	930,508	822,243	714,449	607,123	500,267	30%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	4,935,709	4,588,373	4,241,458	3,896,016	3,552,048	3,209,552	2,868,529	2,528,980	2,190,903	1,854,300	1,519,169	35%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	11,108,378	10,310,089	9,515,177	8,723,641	7,935,483	7,150,702	6,369,297	5,591,271	4,816,621	4,045,349	3,277,453	30%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	24,181,661	22,068,270	19,963,866	17,866,364	15,766,428	13,675,541	11,593,701	9,520,908	7,457,164	5,399,866	3,333,345	0%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	29,919,969	25,552,912	21,204,618	16,839,956	12,484,391	8,131,374	3,761,088	- 627,830	- 5,090,044	- 9,599,306	- 14,158,796	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	17,459,794	15,703,416	13,954,559	12,213,225	10,479,414	8,753,123	7,034,356	5,316,921	3,595,815	1,882,310	176,404	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	20,091,045	17,209,158	14,339,662	11,456,178	8,582,506	5,711,699	2,828,715	- 56,437	- 2,998,018	- 5,966,760	- 8,964,603	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	17,745,111	16,902,511	16,063,501	15,228,080	14,396,251	13,568,011	12,743,363	11,922,303	11,104,835	10,290,956	9,480,667	10%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,243,410	7,137,579	7,032,196	6,927,261	6,822,772	6,718,731	6,615,138	6,511,992	6,409,294	6,307,043	6,205,240	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	5,479,323	5,126,526	4,775,220	4,425,406	4,077,083	3,730,253	3,384,913	3,041,066	2,698,709	2,357,845	2,018,472	20%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	11,921,391	11,090,561	10,261,136	9,435,260	8,612,930	7,794,148	6,978,914	6,167,228	5,359,089	4,554,499	3,753,457	45%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	15,782,179	14,314,040	12,852,163	11,396,548	9,944,931	8,490,916	7,043,211	5,601,815	4,166,729	2,737,952	1,309,732	15%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	19,030,617	16,680,066	14,327,515	11,985,094	9,652,803	7,313,541	4,977,029	2,644,353	298,901	- 2,082,565	- 4,481,582	15%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	6,250,535	5,713,755	5,179,260	4,647,052	4,117,131	3,589,498	3,064,152	2,541,092	2,020,321	1,497,248	976,328	15%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	16,924,079	15,455,925	13,994,034	12,538,404	11,089,035	9,645,927	8,202,442	6,761,031	5,325,929	3,897,137	2,474,654	30%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	24,882,268	21,366,793	17,866,418	14,366,478	10,860,134	7,368,898	3,850,623	337,592	- 3,247,305	- 6,867,210	- 10,525,444	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	13,073,596	12,039,514	11,009,842	9,984,577	8,963,718	7,947,267	6,935,224	5,922,027	4,912,057	3,906,525	2,905,431	25%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	22,261,282	19,393,041	16,538,556	13,693,623	10,873,250	8,069,553	5,267,615	2,488,691	- 304,272	- 3,127,596	- 5,957,893	10%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	8,741,465	8,356,838	7,975,374	7,597,075	7,221,940	6,849,970	6,481,163	6,115,522	5,753,044	5,393,731	5,037,581	0%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	20,194,203	17,963,413	15,742,172	13,530,483	11,315,436	9,103,164	6,900,529	4,707,532	2,524,172	332,608	- 1,888,160	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	22,015,679	19,784,888	17,563,648	15,351,958	13,149,819	10,952,432	8,749,797	6,556,800	4,373,440	2,199,719	17,701	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	19,573,997	18,150,165	16,732,404	15,320,712	13,915,090	12,515,538	11,122,056	9,734,645	8,353,304	6,978,033	5,608,831	35%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	21,969,692	18,194,524	14,431,588	10,647,414	6,872,318	3,074,009	- 751,259	- 4,648,177	- 8,586,389	- 12,582,642	- 16,653,886	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	47,785,130	43,550,297	39,333,517	35,134,792	30,954,122	26,791,507	22,646,947	18,515,757	14,371,173	10,242,366	6,090,834	5%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	5,807,488	5,666,380	5,525,869	5,385,954	5,246,637	5,107,916	4,969,791	4,832,264	4,695,333	4,558,998	4,423,261	0%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	38,984,963	36,207,623	33,442,186	30,688,652	27,939,818	25,198,623	22,469,384	19,752,101	17,046,772	14,353,400	11,658,819	5%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	25,435,968	23,660,551	21,892,646	20,132,257	18,379,380	16,634,017	14,896,168	13,165,832	11,443,010	9,727,702	8,019,907	15%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	27,034,775	23,362,100	19,704,680	16,027,895	12,367,044	8,711,511	5,040,056	1,372,508	- 2,351,467	- 6,121,670	- 9,925,584	5%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	89,495,123	77,427,900	65,412,517	53,448,974	41,537,272	29,573,923	17,614,686	5,576,774	- 6,642,679	- 19,062,285	- 31,663,184	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	3,706,449	3,377,206	3,049,366	2,722,929	2,397,894	2,074,263	1,752,033	1,431,207	1,111,783	793,762	477,143	35%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	7,532,131	6,991,429	6,453,012	5,916,884	5,383,042	4,851,488	4,322,220	3,795,239	3,270,545	2,748,139	2,228,020	15%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	20,653,318	17,633,874	14,627,404	11,616,989	8,605,039	5,606,203	2,592,337	- 424,336	- 3,500,531	- 6,587,076	- 9,703,150	5%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	22,590,181	19,570,738	16,564,268	13,570,773	10,571,456	7,572,619	4,586,895	1,578,462	- 1,442,721	- 4,516,723	- 7,609,616	5%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	12,337,010	11,280,406	10,228,305	9,180,707	8,137,613	7,099,020	6,064,930	5,035,344	4,010,261	2,989,680	1,973,602	20%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	22,544,185	19,736,583	16,936,672	14,127,774	11,331,024	8,546,423	5,756,455	2,964,287	178,231	- 2,668,023	- 5,525,887	10%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	5,102,573	4,575,313	4,050,303	3,527,545	3,007,038	2,488,783	1,972,778	1,459,025	947,522	433,965	- 80,355	15%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	5,960,586	5,345,446	4,732,931	4,123,042	3,515,780	2,911,144	2,309,134	1,709,751	1,112,994	513,954	- 85,973	20%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	3,644,383	3,224,988	2,807,388	2,391,582	1,977,571	1,565,354	1,154,932	746,231	334,505	- 76,554	- 490,875	5%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	4,382,362	3,879,083	3,377,958	2,878,985	2,382,167	1,887,501	1,394,990	904,630	410,606	- 82,531	- 579,721	10%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	5,120,341	4,533,178	3,948,527	3,366,389	2,786,763	2,209,649	1,635,047	1,062,957	486,706	- 88,507	- 668,566	15%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	561,249	531,038	500,954	470,996	441,164	411,459	381,881	352,429	323,104	293,904	264,832	15%
2	Low density housing scheme (4 houses)	4	£917,161	1,123,376	1,062,954	1,002,786	942,870	883,208	823,798	764,641	705,737	647,087	588,688	530,544	15%
3	Low density housing scheme (9 houses)	9	£2,081,956	2,528,387	2,392,439	2,257,060	2,122,249	1,988,008	1,854,336	1,721,233	1,588,699	1,456,736	1,325,340	1,194,514	15%
4	Medium density flatted sheme (5 flats)	5	£305,720	883,089	821,376	759,926	698,735	637,806	577,137	516,729	456,582	396,697	337,071	277,706	45%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,239,413	1,153,009	1,066,970	981,297	895,989	811,047	726,469	642,256	558,410	474,928	391,810	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,589,955	1,478,873	1,368,261	1,258,119	1,148,446	1,039,241	930,508	822,243	714,449	607,123	500,267	45%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	4,935,709	4,588,373	4,241,458	3,896,016	3,552,048	3,209,552	2,868,529	2,528,980	2,190,903	1,854,300	1,519,169	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	11,108,378	10,310,089	9,515,177	8,723,641	7,935,483	7,150,702	6,369,297	5,591,271	4,816,621	4,045,349	3,277,453	45%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	24,181,661	22,068,270	19,963,866	17,866,364	15,766,428	13,675,541	11,593,701	9,520,908	7,457,164	5,399,866	3,333,345	25%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	29,919,969	25,552,912	21,204,618	16,839,956	12,484,391	8,131,374	3,761,088	- 627,830	- 5,090,044	- 9,599,306	- 14,158,796	5%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	17,459,794	15,703,416	13,954,559	12,213,225	10,479,414	8,753,123	7,034,356	5,316,921	3,595,815	1,882,310	176,404	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	20,091,045	17,209,158	14,339,662	11,456,178	8,582,506	5,711,699	2,828,715	- 56,437	- 2,998,018	- 5,966,760	- 8,964,603	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	17,745,111	16,902,511	16,063,501	15,228,080	14,396,251	13,568,011	12,743,363	11,922,303	11,104,835	10,290,956	9,480,667	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,243,410	7,137,579	7,032,196	6,927,261	6,822,772	6,718,731	6,615,138	6,511,992	6,409,294	6,307,043	6,205,240	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	5,479,323	5,126,526	4,775,220	4,425,406	4,077,083	3,730,253	3,384,913	3,041,066	2,698,709	2,357,845	2,018,472	45%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	11,921,391	11,090,561	10,261,136	9,435,260	8,612,930	7,794,148	6,978,914	6,167,228	5,359,089	4,554,499	3,753,457	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	15,782,179	14,314,040	12,852,163	11,396,548	9,944,931	8,490,916	7,043,211	5,601,815	4,166,729	2,737,952	1,309,732	30%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	19,030,617	16,680,066	14,327,515	11,985,094	9,652,803	7,313,541	4,977,029	2,644,353	298,901	- 2,082,565	- 4,481,582	25%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	6,250,535	5,713,755	5,179,260	4,647,052	4,117,131	3,589,498	3,064,152	2,541,092	2,020,321	1,497,248	976,328	30%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	16,924,079	15,455,925	13,994,034	12,538,404	11,089,035	9,645,927	8,202,442	6,761,031	5,325,929	3,897,137	2,474,654	40%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	24,882,268	21,366,793	17,866,418	14,366,478	10,860,134	7,368,898	3,850,623	337,592	- 3,247,305	- 6,867,210	- 10,525,444	15%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	13,073,596	12,039,514	11,009,842	9,984,577	8,963,718	7,947,267	6,935,224	5,922,027	4,912,057	3,906,525	2,905,431	40%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	22,261,282	19,393,041	16,538,556	13,693,623	10,873,250	8,069,553	5,267,615	2,488,691	- 304,272	- 3,127,596	- 5,957,893	20%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	8,741,465	8,356,838	7,975,374	7,597,075	7,221,940	6,849,970	6,481,163	6,115,522	5,753,044	5,393,731	5,037,581	40%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	20,194,203	17,963,413	15,742,172	13,530,483	11,315,436	9,103,164	6,900,529	4,707,532	2,524,172	332,608	- 1,888,160	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	22,015,679	19,784,888	17,563,648	15,351,958	13,149,819	10,952,432	8,749,797	6,556,800	4,373,440	2,199,719	17,701	10%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	19,573,997	18,150,165	16,732,404	15,320,712	13,915,090	12,515,538	11,122,056	9,734,645	8,353,304	6,978,033	5,608,831	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	21,969,692	18,194,524	14,431,588	10,647,414	6,872,318	3,074,009	- 751,259	- 4,648,177	- 8,586,389	- 12,582,642	- 16,653,886	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	47,785,130	43,550,297	39,333,517	35,134,792	30,954,122	26,791,507	22,646,947	18,515,757	14,371,173	10,242,366	6,090,834	25%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	5,807,488	5,666,380	5,525,869	5,385,954	5,246,637	5,107,916	4,969,791	4,832,264	4,695,333	4,558,998	4,423,261	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	38,984,963	36,207,623	33,442,186	30,688,652	27,939,818	25,198,623	22,469,384	19,752,101	17,046,772	14,353,400	11,658,819	30%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	25,435,968	23,660,551	21,892,646	20,132,257	18,379,380	16,634,017	14,896,168	13,165,832	11,443,010	9,727,702	8,019,907	35%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	27,034,775	23,362,100	19,704,680	16,027,895	12,367,044	8,711,511	5,040,056	1,372,508	- 2,351,467	- 6,121,670	- 9,925,584	15%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	89,495,123	77,427,900	65,412,517	53,448,974	41,537,272	29,573,923	17,614,686	5,576,774	- 6,642,679	- 19,062,285	- 31,663,184	0%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	3,706,449	3,377,206	3,049,366	2,722,929	2,397,894	2,074,263	1,752,033	1,431,207	1,111,783	793,762	477,143	45%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	7,532,131	6,991,429	6,453,012	5,916,884	5,383,042	4,851,488	4,322,220	3,795,239	3,270,545	2,748,139	2,228,020	35%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	20,653,318	17,633,874	14,627,404	11,616,989	8,605,039	5,606,203	2,592,337	- 424,336	- 3,500,531	- 6,587,076	- 9,703,150	15%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	22,590,181	19,570,738	16,564,268	13,570,773	10,571,456	7,572,619	4,586,895	1,578,462	- 1,442,721	- 4,516,723	- 7,609,616	20%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	12,337,010	11,280,406	10,228,305	9,180,707	8,137,613	7,099,020	6,064,930	5,035,344	4,010,261	2,989,680	1,973,602	35%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	22,544,185	19,736,583	16,936,672	14,127,774	11,331,024	8,546,423	5,756,455	2,964,287	178,231	- 2,668,023	- 5,525,887	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	5,102,573	4,575,313	4,050,303	3,527,545	3,007,038	2,488,783	1,972,778	1,459,025	947,522	433,965	- 80,355	30%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	5,960,586	5,345,446	4,732,931	4,123,042	3,515,780	2,911,144	2,309,134	1,709,751	1,112,994	513,954	- 85,973	30%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	3,644,383	3,224,988	2,807,388	2,391,582	1,977,571	1,565,354	1,154,932	746,231	334,505	- 76,554	- 490,875	20%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	4,382,362	3,879,083	3,377,958	2,878,985	2,382,167	1,887,501	1,394,990	904,630	410,606	- 82,531	- 579,721	25%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	5,120,341	4,533,178	3,948,527	3,366,389	2,786,763	2,209,649	1,635,047	1,062,957	486,706	- 88,507	- 668,566	25%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	561,249	531,038	500,954	470,996	441,164	411,459	381,881	352,429	323,104	293,904	264,832	40%
2	Low density housing scheme (4 houses)	4	£608,869	1,123,376	1,062,954	1,002,786	942,870	883,208	823,798	764,641	705,737	647,087	588,688	530,544	40%
3	Low density housing scheme (9 houses)	9	£1,382,131	2,528,387	2,392,439	2,257,060	2,122,249	1,988,008	1,854,336	1,721,233	1,588,699	1,456,736	1,325,340	1,194,514	40%
4	Medium density flatted sheme (5 flats)	5	£202,956	883,089	821,376	759,926	698,735	637,806	577,137	516,729	456,582	396,697	337,071	277,706	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,239,413	1,153,009	1,066,970	981,297	895,989	811,047	726,469	642,256	558,410	474,928	391,810	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,589,955	1,478,873	1,368,261	1,258,119	1,148,446	1,039,241	930,508	822,243	714,449	607,123	500,267	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	4,935,709	4,588,373	4,241,458	3,896,016	3,552,048	3,209,552	2,868,529	2,528,980	2,190,903	1,854,300	1,519,169	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	11,108,378	10,310,089	9,515,177	8,723,641	7,935,483	7,150,702	6,369,297	5,591,271	4,816,621	4,045,349	3,277,453	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	24,181,661	22,068,270	19,963,866	17,866,364	15,766,428	13,675,541	11,593,701	9,520,908	7,457,164	5,399,866	3,333,345	35%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	29,919,969	25,552,912	21,204,618	16,839,956	12,484,391	8,131,374	3,761,088	- 627,830	- 5,090,044	- 9,599,306	- 14,158,796	15%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	17,459,794	15,703,416	13,954,559	12,213,225	10,479,414	8,753,123	7,034,356	5,316,921	3,595,815	1,882,310	176,404	15%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	20,091,045	17,209,158	14,339,662	11,456,178	8,582,506	5,711,699	2,828,715	- 56,437	- 2,998,018	- 5,966,760	- 8,964,603	10%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	17,745,111	16,902,511	16,063,501	15,228,080	14,396,251	13,568,011	12,743,363	11,922,303	11,104,835	10,290,956	9,480,667	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,243,410	7,137,579	7,032,196	6,927,261	6,822,772	6,718,731	6,615,138	6,511,992	6,409,294	6,307,043	6,205,240	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	5,479,323	5,126,526	4,775,220	4,425,406	4,077,083	3,730,253	3,384,913	3,041,066	2,698,709	2,357,845	2,018,472	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	11,921,391	11,090,561	10,261,136	9,435,260	8,612,930	7,794,148	6,978,914	6,167,228	5,359,089	4,554,499	3,753,457	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	15,782,179	14,314,040	12,852,163	11,396,548	9,944,931	8,490,916	7,043,211	5,601,815	4,166,729	2,737,952	1,309,732	35%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	19,030,617	16,680,066	14,327,515	11,985,094	9,652,803	7,313,541	4,977,029	2,644,353	298,901	- 2,082,565	- 4,481,582	30%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	6,250,535	5,713,755	5,179,260	4,647,052	4,117,131	3,589,498	3,064,152	2,541,092	2,020,321	1,497,248	976,328	40%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	16,924,079	15,455,925	13,994,034	12,538,404	11,089,035	9,645,927	8,202,442	6,761,031	5,325,929	3,897,137	2,474,654	45%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	24,882,268	21,366,793	17,866,418	14,366,478	10,860,134	7,368,898	3,850,623	337,592	- 3,247,305	- 6,867,210	- 10,525,444	20%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	13,073,596	12,039,514	11,009,842	9,984,577	8,963,718	7,947,267	6,935,224	5,922,027	4,912,057	3,906,525	2,905,431	45%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	22,261,282	19,393,041	16,538,556	13,693,623	10,873,250	8,069,553	5,267,615	2,488,691	- 304,272	- 3,127,596	- 5,957,893	25%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	8,741,465	8,356,838	7,975,374	7,597,075	7,221,940	6,849,970	6,481,163	6,115,522	5,753,044	5,393,731	5,037,581	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	20,194,203	17,963,413	15,742,172	13,530,483	11,315,436	9,103,164	6,900,529	4,707,532	2,524,172	332,608	- 1,888,160	10%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	22,015,679	19,784,888	17,563,648	15,351,958	13,149,819	10,952,432	8,749,797	6,556,800	4,373,440	2,199,719	17,701	25%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	19,573,997	18,150,165	16,732,404	15,320,712	13,915,090	12,515,538	11,122,056	9,734,645	8,353,304	6,978,033	5,608,831	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	21,969,692	18,194,524	14,431,588	10,647,414	6,872,318	3,074,009	- 751,259	- 4,648,177	- 8,586,389	- 12,582,642	- 16,653,886	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	47,785,130	43,550,297	39,333,517	35,134,792	30,954,122	26,791,507	22,646,947	18,515,757	14,371,173	10,242,366	6,090,834	35%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	5,807,488	5,666,380	5,525,869	5,385,954	5,246,637	5,107,916	4,969,791	4,832,264	4,695,333	4,558,998	4,423,261	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	38,984,963	36,207,623	33,442,186	30,688,652	27,939,818	25,198,623	22,469,384	19,752,101	17,046,772	14,353,400	11,658,819	45%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	25,435,968	23,660,551	21,892,646	20,132,257	18,379,380	16,634,017	14,896,168	13,165,832	11,443,010	9,727,702	8,019,907	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	27,034,775	23,362,100	19,704,680	16,027,895	12,367,044	8,711,511	5,040,056	1,372,508	- 2,351,467	- 6,121,670	- 9,925,584	25%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	89,495,123	77,427,900	65,412,517	53,448,974	41,537,272	29,573,923	17,614,686	5,576,774	- 6,642,679	- 19,062,285	- 31,663,184	10%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	3,706,449	3,377,206	3,049,366	2,722,929	2,397,894	2,074,263	1,752,033	1,431,207	1,111,783	793,762	477,143	45%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	7,532,131	6,991,429	6,453,012	5,916,884	5,383,042	4,851,488	4,322,220	3,795,239	3,270,545	2,748,139	2,228,020	45%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	20,653,318	17,633,874	14,627,404	11,616,989	8,605,039	5,606,203	2,592,337	- 424,336	- 3,500,531	- 6,587,076	- 9,703,150	20%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	22,590,181	19,570,738	16,564,268	13,570,773	10,571,456	7,572,619	4,586,895	1,578,462	- 1,442,721	- 4,516,723	- 7,609,616	25%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	12,337,010	11,280,406	10,228,305	9,180,707	8,137,613	7,099,020	6,064,930	5,035,344	4,010,261	2,989,680	1,973,602	40%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	22,544,185	19,736,583	16,936,672	14,127,774	11,331,024	8,546,423	5,756,455	2,964,287	178,231	- 2,668,023	- 5,525,887	30%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	5,102,573	4,575,313	4,050,303	3,527,545	3,007,038	2,488,783	1,972,778	1,459,025	947,522	433,965	- 80,355	35%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	5,960,586	5,345,446	4,732,931	4,123,042	3,515,780	2,911,144	2,309,134	1,709,751	1,112,994	513,954	- 85,973	35%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	3,644,383	3,224,988	2,807,388	2,391,582	1,977,571	1,565,354	1,154,932	746,231	334,505	- 76,554	- 490,875	25%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	4,382,362	3,879,083	3,377,958	2,878,985	2,382,167	1,887,501	1,394,990	904,630	410,606	- 82,531	- 579,721	30%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	5,120,341	4,533,178	3,948,527	3,366,389	2,786,763	2,209,649	1,635,047	1,062,957	486,706	- 88,507	- 668,566	30%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	561,249	531,038	500,954	470,996	441,164	411,459	381,881	352,429	323,104	293,904	264,832	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,123,376	1,062,954	1,002,786	942,870	883,208	823,798	764,641	705,737	647,087	588,688	530,544	50%
3	Low density housing scheme (9 houses)	9	£113,500	2,528,387	2,392,439	2,257,060	2,122,249	1,988,008	1,854,336	1,721,233	1,588,699	1,456,736	1,325,340	1,194,514	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	883,089	821,376	759,926	698,735	637,806	577,137	516,729	456,582	396,697	337,071	277,706	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,239,413	1,153,009	1,066,970	981,297	895,989	811,047	726,469	642,256	558,410	474,928	391,810	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,589,955	1,478,873	1,368,261	1,258,119	1,148,446	1,039,241	930,508	822,243	714,449	607,123	500,267	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	4,935,709	4,588,373	4,241,458	3,896,016	3,552,048	3,209,552	2,868,529	2,528,980	2,190,903	1,854,300	1,519,169	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	11,108,378	10,310,089	9,515,177	8,723,641	7,935,483	7,150,702	6,369,297	5,591,271	4,816,621	4,045,349	3,277,453	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	24,181,661	22,068,270	19,963,866	17,866,364	15,766,428	13,675,541	11,593,701	9,520,908	7,457,164	5,399,866	3,333,345	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	29,919,969	25,552,912	21,204,618	16,839,956	12,484,391	8,131,374	3,761,088	- 627,830	- 5,090,044	- 9,599,306	- 14,158,796	30%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	17,459,794	15,703,416	13,954,559	12,213,225	10,479,414	8,753,123	7,034,356	5,316,921	3,595,815	1,882,310	176,404	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	20,091,045	17,209,158	14,339,662	11,456,178	8,582,506	5,711,699	2,828,715	- 56,437	- 2,998,018	- 5,966,760	- 8,964,603	30%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	17,745,111	16,902,511	16,063,501	15,228,080	14,396,251	13,568,011	12,743,363	11,922,303	11,104,835	10,290,956	9,480,667	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,243,410	7,137,579	7,032,196	6,927,261	6,822,772	6,718,731	6,615,138	6,511,992	6,409,294	6,307,043	6,205,240	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	5,479,323	5,126,526	4,775,220	4,425,406	4,077,083	3,730,253	3,384,913	3,041,066	2,698,709	2,357,845	2,018,472	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	11,921,391	11,090,561	10,261,136	9,435,260	8,612,930	7,794,148	6,978,914	6,167,228	5,359,089	4,554,499	3,753,457	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	15,782,179	14,314,040	12,852,163	11,396,548	9,944,931	8,490,916	7,043,211	5,601,815	4,166,729	2,737,952	1,309,732	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	19,030,617	16,680,066	14,327,515	11,985,094	9,652,803	7,313,541	4,977,029	2,644,353	298,901	- 2,082,565	- 4,481,582	35%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	6,250,535	5,713,755	5,179,260	4,647,052	4,117,131	3,589,498	3,064,152	2,541,092	2,020,321	1,497,248	976,328	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	16,924,079	15,455,925	13,994,034	12,538,404	11,089,035	9,645,927	8,202,442	6,761,031	5,325,929	3,897,137	2,474,654	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	24,882,268	21,366,793	17,866,418	14,366,478	10,860,134	7,368,898	3,850,623	337,592	- 3,247,305	- 6,867,210	- 10,525,444	30%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	13,073,596	12,039,514	11,009,842	9,984,577	8,963,718	7,947,267	6,935,224	5,922,027	4,912,057	3,906,525	2,905,431	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	22,261,282	19,393,041	16,538,556	13,693,623	10,873,250	8,069,553	5,267,615	2,488,691	- 304,272	- 3,127,596	- 5,957,893	35%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	8,741,465	8,356,838	7,975,374	7,597,075	7,221,940	6,849,970	6,481,163	6,115,522	5,753,044	5,393,731	5,037,581	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	20,194,203	17,963,413	15,742,172	13,530,483	11,315,436	9,103,164	6,900,529	4,707,532	2,524,172	332,608	- 1,888,160	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	22,015,679	19,784,888	17,563,648	15,351,958	13,149,819	10,952,432	8,749,797	6,556,800	4,373,440	2,199,719	17,701	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	19,573,997	18,150,165	16,732,404	15,320,712	13,915,090	12,515,538	11,122,056	9,734,645	8,353,304	6,978,033	5,608,831	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	21,969,692	18,194,524	14,431,588	10,647,414	6,872,318	3,074,009	- 751,259	- 4,648,177	- 8,586,389	- 12,582,642	- 16,653,886	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	47,785,130	43,550,297	39,333,517	35,134,792	30,954,122	26,791,507	22,646,947	18,515,757	14,371,173	10,242,366	6,090,834	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	5,807,488	5,666,380	5,525,869	5,385,954	5,246,637	5,107,916	4,969,791	4,832,264	4,695,333	4,558,998	4,423,261	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	38,984,963	36,207,623	33,442,186	30,688,652	27,939,818	25,198,623	22,469,384	19,752,101	17,046,772	14,353,400	11,658,819	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	25,435,968	23,660,551	21,892,646	20,132,257	18,379,380	16,634,017	14,896,168	13,165,832	11,443,010	9,727,702	8,019,907	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	27,034,775	23,362,100	19,704,680	16,027,895	12,367,044	8,711,511	5,040,056	1,372,508	- 2,351,467	- 6,121,670	- 9,925,584	35%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	89,495,123	77,427,900	65,412,517	53,448,974	41,537,272	29,573,923	17,614,686	5,576,774	- 6,642,679	- 19,062,285	- 31,663,184	35%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	3,706,449	3,377,206	3,049,366	2,722,929	2,397,894	2,074,263	1,752,033	1,431,207	1,111,783	793,762	477,143	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	7,532,131	6,991,429	6,453,012	5,916,884	5,383,042	4,851,488	4,322,220	3,795,239	3,270,545	2,748,139	2,228,020	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	20,653,318	17,633,874	14,627,404	11,616,989	8,605,039	5,606,203	2,592,337	- 424,336	- 3,500,531	- 6,587,076	- 9,703,150	30%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	22,590,181	19,570,738	16,564,268	13,570,773	10,571,456	7,572,619	4,586,895	1,578,462	- 1,442,721	- 4,516,723	- 7,609,616	35%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	12,337,010	11,280,406	10,228,305	9,180,707	8,137,613	7,099,020	6,064,930	5,035,344	4,010,261	2,989,680	1,973,602	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	22,544,185	19,736,583	16,936,672	14,127,774	11,331,024	8,546,423	5,756,455	2,964,287	178,231	- 2,668,023	- 5,525,887	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	5,102,573	4,575,313	4,050,303	3,527,545	3,007,038	2,488,783	1,972,778	1,459,025	947,522	433,965	- 80,355	45%
44	High density retirement flatted scheme (70 flats)	70	£100,000	5,960,586	5,345,446	4,732,931	4,123,042	3,515,780	2,911,144	2,309,134	1,709,751	1,112,994	513,954	- 85,973	45%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	3,644,383	3,224,988	2,807,388	2,391,582	1,977,571	1,565,354	1,154,932	746,231	334,505	- 76,554	- 490,875	40%
47	High density extracare flatted scheme (60 flats)	60	£100,000	4,382,362	3,879,083	3,377,958	2,878,985	2,382,167	1,887,501	1,394,990	904,630	410,606	- 82,531	- 579,721	40%
48	High density extracare flatted scheme (70 flats)	70	£100,000	5,120,341	4,533,178	3,948,527	3,366,389	2,786,763	2,209,649	1,635,047	1,062,957	486,706	- 88,507	- 668,566	40%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £9,583 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	651,731	616,809	582,033	547,403	512,920	478,582	444,391	410,346	376,447	342,695	309,089	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,304,341	1,234,496	1,164,944	1,095,685	1,026,718	958,043	889,661	821,571	753,773	686,268	619,055	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	2,935,558	2,778,408	2,621,916	2,466,082	2,310,906	2,156,388	2,002,528	1,849,325	1,696,781	1,544,893	1,393,664	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,075,363	1,003,639	932,219	861,101	790,285	719,772	649,562	579,656	510,051	440,749	371,750	35%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,508,597	1,408,177	1,308,181	1,208,609	1,109,461	1,010,736	912,435	814,559	717,106	620,076	523,471	45%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,936,049	1,806,947	1,678,389	1,550,376	1,422,909	1,295,986	1,169,608	1,043,775	918,487	793,743	669,545	35%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	6,034,896	5,630,493	5,227,798	4,826,809	4,427,528	4,029,955	3,634,088	3,239,104	2,844,952	2,452,516	2,061,794	45%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	13,701,229	12,770,749	11,844,197	10,921,576	10,002,884	9,088,121	8,174,157	7,263,513	6,356,816	5,454,064	4,555,258	40%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	31,492,461	28,998,403	26,514,925	24,042,028	21,579,712	19,127,976	16,686,821	14,253,251	11,815,819	9,389,044	6,972,928	15%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	45,097,888	39,980,085	34,884,178	29,809,623	24,711,313	19,635,101	14,551,832	9,465,343	4,356,359	-782,554	-6,031,887	5%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	23,503,261	21,443,825	19,393,177	17,351,316	15,318,243	13,282,300	11,252,279	9,231,111	7,218,793	5,215,328	3,201,762	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	30,554,767	27,153,799	23,767,386	20,393,012	17,005,765	13,633,205	10,258,766	6,879,935	3,492,448	95,831	-3,377,993	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	20,506,029	19,519,670	18,537,502	17,559,527	16,585,742	15,616,149	14,650,748	13,689,539	12,732,522	11,779,695	10,831,060	20%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,578,524	7,455,245	7,332,486	7,210,247	7,088,528	6,967,330	6,846,653	6,726,496	6,606,859	6,487,743	6,369,148	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	6,596,372	6,185,410	5,776,185	5,368,693	4,962,937	4,558,915	4,156,629	3,756,077	3,357,261	2,960,179	2,564,832	35%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	14,594,556	13,625,189	12,659,939	11,698,808	10,741,793	9,788,896	8,840,116	7,894,260	6,949,747	6,009,370	5,073,128	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	20,727,264	19,001,640	17,283,355	15,572,408	13,868,798	12,172,528	10,483,595	8,802,002	7,116,229	5,435,667	3,762,505	25%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	27,122,659	24,366,124	21,613,277	18,872,238	16,143,007	13,413,099	10,683,071	7,964,960	5,232,755	2,507,854	-242,780	25%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	8,006,856	7,378,624	6,753,062	6,130,170	5,509,947	4,892,393	4,277,510	3,665,296	3,055,751	2,448,876	1,844,670	25%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	21,869,166	20,143,526	18,425,225	16,714,262	15,010,638	13,314,353	11,625,405	9,943,795	8,269,524	6,594,852	4,921,674	40%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	37,136,014	32,982,499	28,846,750	24,728,769	20,628,556	16,546,111	12,470,568	8,379,752	4,283,022	171,371	-4,035,964	15%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	16,491,762	15,279,701	14,072,792	12,871,034	11,674,429	10,482,975	9,296,673	8,115,522	6,939,525	5,768,678	4,596,031	35%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	32,107,501	28,729,412	25,375,325	22,028,745	18,710,811	15,421,525	12,135,166	8,872,297	5,618,029	2,376,266	-888,172	20%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	9,944,916	9,495,131	9,049,036	8,606,629	8,167,911	7,732,882	7,301,541	6,873,890	6,449,928	6,029,656	5,613,072	5%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	27,887,068	25,255,717	22,635,592	20,026,693	17,429,020	14,842,573	12,267,353	9,693,170	7,116,121	4,550,406	1,996,025	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	29,708,266	27,077,193	24,457,067	21,848,168	19,250,495	16,664,048	14,088,828	11,524,834	8,965,389	6,399,674	3,845,293	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	24,289,891	22,625,705	20,968,593	19,318,555	17,675,591	16,034,934	14,399,593	12,771,355	11,150,222	9,536,190	7,929,263	45%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	35,565,770	31,082,666	26,618,822	22,174,237	17,748,912	13,342,846	8,914,417	4,474,483	5,533	-4,578,966	-9,229,203	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	61,889,777	56,980,536	52,079,060	47,180,067	42,286,667	37,392,424	32,519,350	27,667,441	22,836,701	18,027,128	13,212,227	15%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	6,254,307	6,089,934	5,926,254	5,763,270	5,600,978	5,439,381	5,278,478	5,118,268	4,958,754	4,799,932	4,641,805	5%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	48,494,813	45,222,304	41,963,769	38,719,208	35,488,621	32,272,009	29,069,370	25,880,705	22,706,015	19,533,123	16,370,362	20%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	31,318,373	29,242,343	27,175,084	25,116,594	23,066,873	21,025,924	18,993,743	16,964,193	14,941,434	12,927,482	10,922,335	25%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	39,804,552	35,498,751	31,211,371	26,925,324	22,638,679	18,370,614	14,093,671	9,819,289	5,532,527	1,238,877	-3,135,825	20%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	131,823,005	117,688,541	103,484,916	89,327,582	75,231,343	61,196,197	47,222,145	33,309,189	19,299,266	5,213,568	-9,140,154	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	4,780,666	4,395,490	4,011,951	3,630,048	3,249,781	2,871,152	2,494,159	2,118,802	1,745,082	1,373,000	1,002,553	45%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	9,288,452	8,656,299	8,026,816	7,400,002	6,775,858	6,154,383	5,535,578	4,919,443	4,305,977	3,695,181	3,087,054	25%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	31,148,372	27,609,813	24,086,395	20,567,856	17,043,374	13,534,170	10,026,549	6,509,754	2,995,530	-543,613	-4,152,594	20%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	33,056,127	29,517,568	25,994,150	22,485,873	18,980,238	15,471,034	11,977,109	8,476,171	4,974,823	1,460,977	-2,094,785	20%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	15,820,358	14,582,380	13,349,662	12,122,207	10,900,014	9,683,081	8,471,410	7,265,002	6,063,854	4,867,967	3,677,342	30%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	32,231,387	28,942,195	25,646,392	22,361,248	19,090,258	15,833,421	12,569,876	9,310,224	6,063,513	2,794,052	-478,531	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	6,880,150	6,260,333	5,643,154	5,028,613	4,416,711	3,807,447	3,200,822	2,596,834	1,995,486	1,396,774	800,703	30%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	8,034,427	7,311,302	6,591,256	5,874,288	5,160,397	4,449,585	3,741,851	3,037,195	2,335,617	1,637,118	941,696	30%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,394	-302,368	-302,342	-302,315	-302,289	-302,263	-302,235	-302,209	-302,183	-302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	5,072,793	4,579,022	4,087,358	3,597,798	3,110,343	2,624,995	2,141,752	1,660,614	1,181,582	704,656	224,914	20%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	6,096,454	5,503,924	4,913,921	4,326,444	3,741,494	3,159,071	2,579,174	2,001,804	1,426,960	854,644	279,086	25%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	7,120,115	6,428,825	5,740,484	5,055,091	4,372,645	3,693,146	3,016,596	2,342,993	1,672,338	1,004,631	333,258	25%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	651,731	616,809	582,033	547,403	512,920	478,582	444,391	410,346	376,447	342,695	309,089	25%
2	Low density housing scheme (4 houses)	4	£917,161	1,304,341	1,234,496	1,164,944	1,095,685	1,026,718	958,043	889,661	821,571	753,773	686,268	619,055	25%
3	Low density housing scheme (9 houses)	9	£2,081,956	2,935,558	2,778,408	2,621,916	2,466,082	2,310,906	2,156,388	2,002,528	1,849,325	1,696,781	1,544,893	1,393,664	25%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,075,363	1,003,639	932,219	861,101	790,285	719,772	649,562	579,656	510,051	440,749	371,750	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,508,597	1,408,177	1,308,181	1,208,609	1,109,461	1,010,736	912,435	814,559	717,106	620,076	523,471	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,936,049	1,806,947	1,678,389	1,550,376	1,422,909	1,295,986	1,169,608	1,043,775	918,487	793,743	669,545	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	6,034,896	5,630,493	5,227,798	4,826,809	4,427,528	4,029,955	3,634,088	3,239,104	2,844,952	2,452,516	2,061,794	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	13,701,229	12,770,749	11,844,197	10,921,576	10,002,884	9,088,121	8,174,157	7,263,513	6,356,816	5,454,064	4,555,258	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	31,492,461	28,998,403	26,514,925	24,042,028	21,579,712	19,127,976	16,686,821	14,253,251	11,815,819	9,389,044	6,972,928	35%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	45,097,888	39,980,085	34,884,178	29,809,623	24,711,313	19,635,101	14,551,832	9,465,343	4,356,359	-782,554	-6,031,887	20%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	23,503,261	21,443,825	19,393,177	17,351,316	15,318,243	13,282,300	11,252,279	9,231,111	7,218,793	5,215,328	3,201,762	10%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	30,554,767	27,153,799	23,767,386	20,393,012	17,005,765	13,633,205	10,258,766	6,879,935	3,492,448	95,831	-3,377,993	15%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	20,506,029	19,519,670	18,537,502	17,559,527	16,585,742	15,616,149	14,650,748	13,689,539	12,732,522	11,779,695	10,831,060	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,578,524	7,455,245	7,332,486	7,210,247	7,088,528	6,967,330	6,846,653	6,726,496	6,606,859	6,487,743	6,369,148	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	6,596,372	6,185,410	5,776,185	5,368,693	4,962,937	4,558,915	4,156,629	3,756,077	3,357,261	2,960,179	2,564,832	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	14,594,556	13,625,189	12,659,939	11,698,808	10,741,793	9,788,896	8,840,116	7,894,260	6,949,747	6,009,370	5,073,128	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	20,727,264	19,001,640	17,283,355	15,572,408	13,868,798	12,172,528	10,483,595	8,802,002	7,116,229	5,435,667	3,762,505	40%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	27,122,659	24,366,124	21,613,277	18,872,238	16,143,007	13,413,099	10,683,071	7,964,960	5,232,755	2,507,854	-242,780	35%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	8,006,856	7,378,624	6,753,062	6,130,170	5,509,947	4,892,393	4,277,510	3,665,296	3,055,751	2,448,876	1,844,670	40%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	21,869,166	20,143,526	18,425,225	16,714,262	15,010,638	13,314,353	11,625,405	9,943,795	8,269,524	6,594,852	4,921,674	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	37,136,014	32,982,499	28,846,750	24,728,769	20,628,556	16,546,111	12,470,568	8,379,752	4,283,022	171,371	-4,035,964	25%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	16,491,762	15,279,701	14,072,792	12,871,034	11,674,429	10,482,975	9,296,673	8,115,522	6,939,525	5,768,678	4,596,031	45%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	32,107,501	28,729,412	25,375,325	22,028,745	18,710,811	15,421,525	12,135,166	8,872,297	5,618,029	2,376,266	-888,172	30%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	9,944,916	9,495,131	9,049,036	8,606,629	8,167,911	7,732,882	7,301,541	6,873,890	6,449,928	6,029,656	5,613,072	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	27,887,068	25,255,717	22,635,592	20,026,693	17,429,020	14,842,573	12,267,353	9,693,170	7,116,121	4,550,406	1,996,025	10%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	29,708,266	27,077,193	24,457,067	21,848,168	19,250,495	16,664,048	14,088,828	11,524,834	8,965,389	6,399,674	3,845,293	25%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	24,289,891	22,625,705	20,968,593	19,318,555	17,675,591	16,034,934	14,399,593	12,771,355	11,150,222	9,536,190	7,929,263	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	35,565,770	31,082,666	26,618,822	22,174,237	17,748,912	13,342,846	8,914,417	4,474,483	5,533	-4,578,966	-9,229,203	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	61,889,777	56,980,536	52,079,060	47,180,067	42,286,667	37,392,424	32,519,350	27,667,441	22,836,701	18,027,128	13,212,227	35%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,254,307	6,089,934	5,926,254	5,763,270	5,600,978	5,439,381	5,278,478	5,118,268	4,958,754	4,799,932	4,641,805	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	48,494,813	45,222,304	41,963,769	38,719,208	35,488,621	32,272,009	29,069,370	25,880,705	22,706,015	19,533,123	16,370,362	40%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	31,318,373	29,242,343	27,175,084	25,116,594	23,066,873	21,025,924	18,993,743	16,964,193	14,941,434	12,927,482	10,922,335	45%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	39,804,552	35,498,751	31,211,371	26,925,324	22,638,679	18,370,614	14,093,671	9,819,289	5,532,527	1,238,877	-3,135,825	30%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	131,823,005	117,688,541	103,484,916	89,327,582	75,231,343	61,196,197	47,222,145	33,309,189	19,299,266	5,213,568	-9,140,154	10%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	4,780,666	4,395,490	4,011,951	3,630,048	3,249,781	2,871,152	2,494,159	2,118,802	1,745,082	1,373,000	1,002,553	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	9,288,452	8,656,299	8,026,816	7,400,002	6,775,858	6,154,383	5,535,578	4,919,443	4,305,977	3,695,181	3,087,054	45%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	31,148,372	27,609,813	24,086,395	20,567,856	17,043,374	13,534,170	10,026,549	6,509,754	2,995,530	-543,613	-4,152,594	30%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	33,056,127	29,517,568	25,994,150	22,485,873	18,980,238	15,471,034	11,977,109	8,476,171	4,974,823	1,460,977	-2,094,785	30%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	15,820,358	14,582,380	13,349,662	12,122,207	10,900,014	9,683,081	8,471,410	7,265,002	6,063,854	4,867,967	3,677,342	45%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	32,231,387	28,942,195	25,646,392	22,361,248	19,090,258	15,833,421	12,569,876	9,310,224	6,063,513	2,794,052	-478,531	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	6,880,150	6,260,333	5,643,154	5,028,613	4,416,711	3,807,447	3,200,822	2,596,834	1,995,486	1,396,774	800,703	40%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	8,034,427	7,311,302	6,591,256	5,874,288	5,160,397	4,449,585	3,741,851	3,037,195	2,335,617	1,637,118	941,696	40%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,394	-302,368	-302,342	-302,315	-302,289	-302,263	-302,235	-302,209	-302,183	-302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	5,072,793	4,579,022	4,087,358	3,597,798	3,110,343	2,624,995	2,141,752	1,660,614	1,181,582	704,656	224,914	30%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	6,096,454	5,503,924	4,913,921	4,326,444	3,741,494	3,159,071	2,579,174	2,001,804	1,426,960	854,644	279,086	35%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	7,120,115	6,428,825	5,740,484	5,055,091	4,372,645	3,693,146	3,016,596	2,342,993	1,672,338	1,004,631	333,258	35%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	651,731	616,809	582,033	547,403	512,920	478,582	444,391	410,346	376,447	342,695	309,089	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,304,341	1,234,496	1,164,944	1,095,685	1,026,718	958,043	889,661	821,571	753,773	686,268	619,055	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	2,935,558	2,778,408	2,621,916	2,466,082	2,310,906	2,156,388	2,002,528	1,849,325	1,696,781	1,544,893	1,393,664	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,075,363	1,003,639	932,219	861,101	790,285	719,772	649,562	579,656	510,051	440,749	371,750	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,508,597	1,408,177	1,308,181	1,208,609	1,109,461	1,010,736	912,435	814,559	717,106	620,076	523,471	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,936,049	1,806,947	1,678,389	1,550,376	1,422,909	1,295,986	1,169,608	1,043,775	918,487	793,743	669,545	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	6,034,896	5,630,493	5,227,798	4,826,809	4,427,528	4,029,955	3,634,088	3,239,104	2,844,952	2,452,516	2,061,794	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	13,701,229	12,770,749	11,844,197	10,921,576	10,002,884	9,088,121	8,174,157	7,263,513	6,356,816	5,454,064	4,555,258	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	31,492,461	28,998,403	26,514,925	24,042,028	21,579,712	19,127,976	16,686,821	14,253,251	11,815,819	9,389,044	6,972,928	45%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	45,097,888	39,980,085	34,884,178	29,809,623	24,711,313	19,635,101	14,551,832	9,465,343	4,356,359	-782,554	-6,031,887	25%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	23,503,261	21,443,825	19,393,177	17,351,316	15,318,243	13,282,300	11,252,279	9,231,111	7,218,793	5,215,328	3,201,762	25%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	30,554,767	27,153,799	23,767,386	20,393,012	17,005,765	13,633,205	10,258,766	6,879,935	3,492,448	95,831	-3,377,993	25%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	20,506,029	19,519,670	18,537,502	17,559,527	16,585,742	15,616,149	14,650,748	13,689,539	12,732,522	11,779,695	10,831,060	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,578,524	7,455,245	7,332,486	7,210,247	7,088,528	6,967,330	6,846,653	6,726,496	6,606,859	6,487,743	6,369,148	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	6,596,372	6,185,410	5,776,185	5,368,693	4,962,937	4,558,915	4,156,629	3,756,077	3,357,261	2,960,179	2,564,832	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	14,594,556	13,625,189	12,659,939	11,698,808	10,741,793	9,788,896	8,840,116	7,894,260	6,949,747	6,009,370	5,073,128	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	20,727,264	19,001,640	17,283,355	15,572,408	13,868,798	12,172,528	10,483,595	8,802,002	7,116,229	5,435,667	3,762,505	45%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	27,122,659	24,366,124	21,613,277	18,872,238	16,143,007	13,413,099	10,683,071	7,964,960	5,232,755	2,507,854	-242,780	40%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	8,006,856	7,378,624	6,753,062	6,130,170	5,509,947	4,892,393	4,277,510	3,665,296	3,055,751	2,448,876	1,844,670	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	21,869,166	20,143,526	18,425,225	16,714,262	15,010,638	13,314,353	11,625,405	9,943,795	8,269,524	6,594,852	4,921,674	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	37,136,014	32,982,499	28,846,750	24,728,769	20,628,556	16,546,111	12,470,568	8,379,752	4,283,022	171,371	-4,035,964	30%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	16,491,762	15,279,701	14,072,792	12,871,034	11,674,429	10,482,975	9,296,673	8,115,522	6,939,525	5,768,678	4,596,031	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	32,107,501	28,729,412	25,375,325	22,028,745	18,710,811	15,421,525	12,135,166	8,872,297	5,618,029	2,376,266	-888,172	35%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	9,944,916	9,495,131	9,049,036	8,606,629	8,167,911	7,732,882	7,301,541	6,873,890	6,449,928	6,029,656	5,613,072	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	27,887,068	25,255,717	22,635,592	20,026,693	17,429,020	14,842,573	12,267,353	9,693,170	7,116,121	4,550,406	1,996,025	25%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	29,708,266	27,077,193	24,457,067	21,848,168	19,250,495	16,664,048	14,088,828	11,524,834	8,965,389	6,399,674	3,845,293	35%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	24,289,891	22,625,705	20,968,593	19,318,555	17,675,591	16,034,934	14,399,593	12,771,355	11,150,222	9,536,190	7,929,263	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	35,565,770	31,082,666	26,618,822	22,174,237	17,748,912	13,342,846	8,914,417	4,474,483	5,533	-4,578,966	-9,229,203	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	61,889,777	56,980,536	52,079,060	47,180,067	42,286,667	37,392,424	32,519,350	27,667,441	22,836,701	18,027,128	13,212,227	45%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,254,307	6,089,934	5,926,254	5,763,270	5,600,978	5,439,381	5,278,478	5,118,268	4,958,754	4,799,932	4,641,805	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	48,494,813	45,222,304	41,963,769	38,719,208	35,488,621	32,272,009	29,069,370	25,880,705	22,706,015	19,533,123	16,370,362	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	31,318,373	29,242,343	27,175,084	25,116,594	23,066,873	21,025,924	18,993,743	16,964,193	14,941,434	12,927,482	10,922,335	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	39,804,552	35,498,751	31,211,371	26,925,324	22,638,679	18,370,614	14,093,671	9,819,289	5,532,527	1,238,877	-3,135,825	35%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	131,823,005	117,688,541	103,484,916	89,327,582	75,231,343	61,196,197	47,222,145	33,309,189	19,299,266	5,213,568	-9,140,154	20%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	4,780,666	4,395,490	4,011,951	3,630,048	3,249,781	2,871,152	2,494,159	2,118,802	1,745,082	1,373,000	1,002,553	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	9,288,452	8,656,299	8,026,816	7,400,002	6,775,858	6,154,383	5,535,578	4,919,443	4,305,977	3,695,181	3,087,054	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	31,148,372	27,609,813	24,086,395	20,567,856	17,043,374	13,534,170	10,026,549	6,509,754	2,995,530	-543,613	-4,152,594	35%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	33,056,127	29,517,568	25,994,150	22,485,873	18,980,238	15,471,034	11,977,109	8,476,171	4,974,823	1,460,977	-2,094,785	35%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	15,820,358	14,582,380	13,349,662	12,122,207	10,900,014	9,683,081	8,471,410	7,265,002	6,063,854	4,867,967	3,677,342	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	32,231,387	28,942,195	25,646,392	22,361,248	19,090,258	15,833,421	12,569,876	9,310,224	6,063,513	2,794,052	-478,531	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	6,880,150	6,260,333	5,643,154	5,028,613	4,416,711	3,807,447	3,200,822	2,596,834	1,995,486	1,396,774	800,703	45%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	8,034,427	7,311,302	6,591,256	5,874,288	5,160,397	4,449,585	3,741,851	3,037,195	2,335,617	1,637,118	941,696	45%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,394	-302,368	-302,342	-302,315	-302,289	-302,263	-302,235	-302,209	-302,183	-302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	5,072,793	4,579,022	4,087,358	3,597,798	3,110,343	2,624,995	2,141,752	1,660,614	1,181,582	704,656	224,914	35%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	6,096,454	5,503,924	4,913,921	4,326,444	3,741,494	3,159,071	2,579,174	2,001,804	1,426,960	854,644	279,086	40%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	7,120,115	6,428,825	5,740,484	5,055,091	4,372,645	3,693,146	3,016,596	2,342,993	1,672,338	1,004,631	333,258	40%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	651,731	616,809	582,033	547,403	512,920	478,582	444,391	410,346	376,447	342,695	309,089	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,304,341	1,234,496	1,164,944	1,095,685	1,026,718	958,043	889,661	821,571	753,773	686,268	619,055	50%
3	Low density housing scheme (9 houses)	9	£113,500	2,935,558	2,778,408	2,621,916	2,466,082	2,310,906	2,156,388	2,002,528	1,849,325	1,696,781	1,544,893	1,393,664	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,075,363	1,003,639	932,219	861,101	790,285	719,772	649,562	579,656	510,051	440,749	371,750	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,508,597	1,408,177	1,308,181	1,208,609	1,109,461	1,010,736	912,435	814,559	717,106	620,076	523,471	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,936,049	1,806,947	1,678,389	1,550,376	1,422,909	1,295,986	1,169,608	1,043,775	918,487	793,743	669,545	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	6,034,896	5,630,493	5,227,798	4,826,809	4,427,528	4,029,955	3,634,088	3,239,104	2,844,952	2,452,516	2,061,794	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	13,701,229	12,770,749	11,844,197	10,921,576	10,002,884	9,088,121	8,174,157	7,263,513	6,356,816	5,454,064	4,555,258	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	31,492,461	28,998,403	26,514,925	24,042,028	21,579,712	19,127,976	16,686,821	14,253,251	11,815,819	9,389,044	6,972,928	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	45,097,888	39,980,085	34,884,178	29,809,623	24,711,313	19,635,101	14,551,832	9,465,343	4,356,359	-782,554	-6,031,887	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	23,503,261	21,443,825	19,393,177	17,351,316	15,318,243	13,282,300	11,252,279	9,231,111	7,218,793	5,215,328	3,201,762	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	30,554,767	27,153,799	23,767,386	20,393,012	17,005,765	13,633,205	10,258,766	6,879,935	3,492,448	95,831	-3,377,993	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	20,506,029	19,519,670	18,537,502	17,559,527	16,585,742	15,616,149	14,650,748	13,689,539	12,732,522	11,779,695	10,831,060	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,578,524	7,455,245	7,332,486	7,210,247	7,088,528	6,967,330	6,846,653	6,726,496	6,606,859	6,487,743	6,369,148	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	6,596,372	6,185,410	5,776,185	5,368,693	4,962,937	4,558,915	4,156,629	3,756,077	3,357,261	2,960,179	2,564,832	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	14,594,556	13,625,189	12,659,939	11,698,808	10,741,793	9,788,896	8,840,116	7,894,260	6,949,747	6,009,370	5,073,128	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	20,727,264	19,001,640	17,283,355	15,572,408	13,868,798	12,172,528	10,483,595	8,802,002	7,116,229	5,435,667	3,762,505	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	27,122,659	24,366,124	21,613,277	18,872,238	16,143,007	13,413,099	10,683,071	7,964,960	5,232,755	2,507,854	-242,780	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	8,006,856	7,378,624	6,753,062	6,130,170	5,509,947	4,892,393	4,277,510	3,665,296	3,055,751	2,448,876	1,844,670	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	21,869,166	20,143,526	18,425,225	16,714,262	15,010,638	13,314,353	11,625,405	9,943,795	8,269,524	6,594,852	4,921,674	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	37,136,014	32,982,499	28,846,750	24,728,769	20,628,556	16,546,111	12,470,568	8,379,752	4,283,022	171,371	-4,035,964	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	16,491,762	15,279,701	14,072,792	12,871,034	11,674,429	10,482,975	9,296,673	8,115,522	6,939,525	5,768,678	4,596,031	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	32,107,501	28,729,412	25,375,325	22,028,745	18,710,811	15,421,525	12,135,166	8,872,297	5,618,029	2,376,266	-888,172	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	9,944,916	9,495,131	9,049,036	8,606,629	8,167,911	7,732,882	7,301,541	6,873,890	6,449,928	6,029,656	5,613,072	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	27,887,068	25,255,717	22,635,592	20,026,693	17,429,020	14,842,573	12,267,353	9,693,170	7,116,121	4,550,406	1,996,025	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	29,708,266	27,077,193	24,457,067	21,848,168	19,250,495	16,664,048	14,088,828	11,524,834	8,965,389	6,399,674	3,845,293	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	24,289,891	22,625,705	20,968,593	19,318,555	17,675,591	16,034,934	14,399,593	12,771,355	11,150,222	9,536,190	7,929,263	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	35,565,770	31,082,666	26,618,822	22,174,237	17,748,912	13,342,846	8,914,417	4,474,483	5,533	-4,578,966	-9,229,203	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	61,889,777	56,980,536	52,079,060	47,180,067	42,286,667	37,392,424	32,519,350	27,667,441	22,836,701	18,027,128	13,212,227	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,254,307	6,089,934	5,926,254	5,763,270	5,600,978	5,439,381	5,278,478	5,118,268	4,958,754	4,799,932	4,641,805	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	48,494,813	45,222,304	41,963,769	38,719,208	35,488,621	32,272,009	29,069,370	25,880,705	22,706,015	19,533,123	16,370,362	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	31,318,373	29,242,343	27,175,084	25,116,594	23,066,873	21,025,924	18,993,743	16,964,193	14,941,434	12,927,482	10,922,335	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	39,804,552	35,498,751	31,211,371	26,925,324	22,638,679	18,370,614	14,093,671	9,819,289	5,532,527	1,238,877	-3,135,825	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	131,823,005	117,688,541	103,484,916	89,327,582	75,231,343	61,196,197	47,222,145	33,309,189	19,299,266	5,213,568	-9,140,154	40%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	4,780,666	4,395,490	4,011,951	3,630,048	3,249,781	2,871,152	2,494,159	2,118,802	1,745,082	1,373,000	1,002,553	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	9,288,452	8,656,299	8,026,816	7,400,002	6,775,858	6,154,383	5,535,578	4,919,443	4,305,977	3,695,181	3,087,054	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	31,148,372	27,609,813	24,086,395	20,567,856	17,043,374	13,534,170	10,026,549	6,509,754	2,995,530	-543,613	-4,152,594	40%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	33,056,127	29,517,568	25,994,150	22,485,873	18,980,238	15,471,034	11,977,109	8,476,171	4,974,823	1,460,977	-2,094,785	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	15,820,358	14,582,380	13,349,662	12,122,207	10,900,014	9,683,081	8,471,410	7,265,002	6,063,854	4,867,967	3,677,342	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	32,231,387	28,942,195	25,646,392	22,361,248	19,090,258	15,833,421	12,569,876	9,310,224	6,063,513	2,794,052	-478,531	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	6,880,150	6,260,333	5,643,154	5,028,613	4,416,711	3,807,447	3,200,822	2,596,834	1,995,486	1,396,774	800,703	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	8,034,427	7,311,302	6,591,256	5,874,288	5,160,397	4,449,585	3,741,851	3,037,195	2,335,617	1,637,118	941,696	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,394	-302,368	-302,342	-302,315	-302,289	-302,263	-302,235	-302,209	-302,183	-302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	5,072,793	4,579,022	4,087,358	3,597,798	3,110,343	2,624,995	2,141,752	1,660,614	1,181,582	704,656	224,914	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	6,096,454	5,503,924	4,913,921	4,326,444	3,741,494	3,159,071	2,579,174	2,001,804	1,426,960	854,644	279,086	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	7,120,115	6,428,825	5,740,484	5,055,091	4,372,645	3,693,146	3,016,596	2,342,993	1,672,338	1,004,631	333,258	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £10,359 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	742,213	702,580	663,112	623,810	584,674	545,705	506,901	468,263	429,791	391,484	353,344	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,485,305	1,406,038	1,327,103	1,248,500	1,170,228	1,092,288	1,014,681	937,404	860,460	783,847	707,566	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	3,342,727	3,164,377	2,986,773	2,809,915	2,633,804	2,458,440	2,283,821	2,109,950	1,936,826	1,764,448	1,592,815	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,267,637	1,185,903	1,104,512	1,023,467	942,765	862,408	782,395	702,728	623,405	544,427	465,793	45%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,777,782	1,663,345	1,549,392	1,435,921	1,322,932	1,210,426	1,098,402	986,861	875,802	765,226	655,132	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,282,144	2,135,020	1,988,517	1,842,634	1,697,371	1,552,730	1,408,708	1,265,307	1,122,525	980,364	838,823	45%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	7,134,083	6,672,446	6,212,757	5,755,013	5,299,217	4,845,367	4,393,464	3,943,507	3,495,497	3,049,433	2,604,419	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	16,289,589	15,224,335	14,163,573	13,107,306	12,055,532	11,008,251	9,965,463	8,927,169	7,893,368	6,862,779	5,833,064	45%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	38,776,480	35,914,640	33,064,918	30,215,604	27,377,397	24,551,365	21,737,505	18,935,817	16,146,303	13,368,962	10,589,038	25%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	60,028,248	54,208,768	48,386,838	42,577,885	36,757,221	30,952,341	25,162,902	19,353,354	13,550,651	7,727,797	1,867,091	15%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	29,540,567	27,166,774	24,803,084	22,449,495	20,106,010	17,772,626	15,449,345	13,136,166	10,818,198	8,507,469	6,206,921	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	40,883,284	36,969,887	33,073,184	29,193,177	25,304,321	21,427,921	17,565,095	13,686,276	9,818,909	5,931,716	2,029,066	10%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	23,266,946	22,136,829	21,011,504	19,890,972	18,775,234	17,664,288	16,558,135	15,456,775	14,360,208	13,268,434	12,180,663	30%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,913,639	7,772,910	7,632,775	7,493,232	7,354,284	7,215,929	7,078,167	6,940,999	6,804,425	6,668,443	6,533,055	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	7,713,420	7,244,295	6,777,149	6,311,980	5,848,790	5,387,578	4,928,344	4,471,089	4,015,812	3,562,512	3,111,192	40%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	17,267,721	16,159,165	15,055,308	13,956,151	12,861,694	11,771,936	10,686,879	9,606,520	8,530,862	7,459,903	6,392,800	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	25,664,660	23,689,240	21,714,546	19,748,266	17,790,402	15,840,953	13,899,920	11,967,302	10,043,100	8,127,313	6,209,525	35%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	35,133,457	31,970,983	28,821,979	25,686,444	22,564,376	19,434,549	16,315,987	13,210,998	10,092,585	6,985,665	3,860,567	35%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	9,763,176	9,043,495	8,326,865	7,613,288	6,902,763	6,195,289	5,490,868	4,789,499	4,091,182	3,395,917	2,703,705	35%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	26,789,400	24,815,473	22,849,921	20,890,121	18,932,242	16,982,777	15,041,729	13,109,096	11,184,878	9,269,076	7,361,689	45%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	49,389,761	44,598,204	39,827,082	35,076,398	30,346,150	25,636,339	20,946,964	16,278,026	11,626,463	6,946,734	2,248,152	25%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	19,909,930	18,519,888	17,135,742	15,757,492	14,385,139	13,018,682	11,658,121	10,303,458	8,954,690	7,611,818	6,274,844	40%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	41,887,312	37,979,723	34,104,821	30,262,608	26,453,080	22,676,238	18,904,927	15,163,182	11,439,356	7,726,903	4,019,316	30%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	11,148,368	10,633,426	10,122,697	9,616,182	9,113,882	8,615,794	8,121,920	7,632,260	7,146,814	6,665,581	6,188,562	15%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	35,527,561	32,514,687	29,514,630	26,522,903	23,529,696	20,549,390	17,581,987	14,627,486	11,685,886	8,750,363	5,805,685	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	37,321,662	34,308,787	31,308,731	28,321,494	25,347,077	22,370,866	19,403,463	16,448,960	13,507,360	10,578,662	7,654,953	15%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	28,990,097	27,081,175	25,180,352	23,287,626	21,402,997	19,526,466	17,658,033	15,797,697	13,945,459	12,094,349	10,249,695	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	49,161,847	43,970,808	38,801,990	33,655,392	28,531,015	23,428,858	18,348,921	13,291,206	8,222,818	3,121,805	- 2,061,928	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	75,770,865	70,168,467	64,587,541	59,030,387	53,466,377	47,924,739	42,370,120	36,814,443	31,261,411	25,732,662	20,228,190	25%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	6,701,127	6,513,488	6,326,641	6,140,585	5,955,320	5,770,846	5,587,164	5,404,273	5,222,174	5,040,866	4,860,348	15%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	58,004,664	54,236,985	50,485,352	46,749,764	43,030,222	39,326,725	35,639,273	31,967,867	28,312,506	24,673,190	21,049,920	30%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	37,197,298	34,815,157	32,443,067	30,081,028	27,729,039	25,387,100	23,055,212	20,733,374	18,421,586	16,119,849	13,824,765	35%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	52,514,322	47,546,735	42,600,337	37,675,129	32,771,110	27,888,281	23,006,850	18,123,042	13,244,361	8,351,862	3,436,283	30%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	172,845,796	156,937,818	140,984,154	124,987,317	108,912,608	92,714,985	76,574,904	60,505,172	44,505,787	28,570,633	12,510,710	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	5,850,198	5,411,178	4,974,020	4,537,166	4,101,668	3,668,041	3,236,284	2,806,398	2,378,383	1,952,238	1,527,964	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	11,044,772	10,321,169	9,600,619	8,883,119	8,168,673	7,457,279	6,748,936	6,043,646	5,341,408	4,642,222	3,946,088	35%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	41,532,405	37,480,101	33,445,082	29,404,120	25,373,596	21,360,487	17,349,223	13,333,528	9,328,449	5,303,036	1,267,637	30%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	43,411,488	39,359,185	35,324,165	31,306,432	27,281,350	23,268,242	19,272,552	15,270,392	11,272,280	7,269,453	3,261,822	30%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	19,282,474	17,869,801	16,463,118	15,062,427	13,662,414	12,267,142	10,877,890	9,494,658	8,117,446	6,746,255	5,381,083	40%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	41,837,362	38,047,995	34,274,768	30,517,681	26,776,735	23,040,290	19,302,338	15,580,654	11,864,216	8,138,084	4,416,589	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	8,657,727	7,945,353	7,236,004	6,529,681	5,826,384	5,126,112	4,428,865	3,734,643	3,043,448	2,355,278	1,670,133	35%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	10,108,267	9,277,160	8,449,582	7,625,534	6,805,016	5,988,027	5,174,568	4,364,640	3,558,240	2,755,371	1,956,031	40%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	6,501,203	5,933,057	5,367,326	4,804,013	4,243,116	3,684,636	3,128,572	2,574,926	2,023,695	1,474,882	928,484	30%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	7,810,546	7,128,765	6,449,884	5,773,902	5,100,821	4,430,639	3,763,358	3,098,977	2,437,496	1,778,914	1,123,233	35%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	9,119,889	8,324,473	7,532,441	6,743,792	5,958,526	5,176,644	4,398,144	3,623,029	2,851,297	2,082,947	1,317,981	35%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	742,213	702,580	663,112	623,810	584,674	545,705	506,901	468,263	429,791	391,484	353,344	35%
2	Low density housing scheme (4 houses)	4	£917,161	1,485,305	1,406,038	1,327,103	1,248,500	1,170,228	1,092,288	1,014,681	937,404	860,460	783,847	707,566	35%
3	Low density housing scheme (9 houses)	9	£2,081,956	3,342,727	3,164,377	2,986,773	2,809,915	2,633,804	2,458,440	2,283,821	2,109,950	1,936,826	1,764,448	1,592,815	35%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,267,637	1,185,903	1,104,512	1,023,467	942,765	862,408	782,395	702,728	623,405	544,427	465,793	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,777,782	1,663,345	1,549,392	1,435,921	1,322,932	1,210,426	1,098,402	986,861	875,802	765,226	655,132	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,282,144	2,135,020	1,988,517	1,842,634	1,697,371	1,552,730	1,408,708	1,265,307	1,122,525	980,364	838,823	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	7,134,083	6,672,446	6,212,757	5,755,013	5,299,217	4,845,367	4,393,464	3,943,507	3,495,497	3,049,433	2,604,419	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	16,289,589	15,224,335	14,163,573	13,107,306	12,055,532	11,008,251	9,965,463	8,927,169	7,893,368	6,862,779	5,833,064	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	38,776,480	35,914,640	33,064,918	30,215,604	27,377,397	24,551,365	21,737,505	18,935,817	16,146,303	13,368,962	10,589,038	40%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	60,028,248	54,208,768	48,386,838	42,577,885	36,757,221	30,952,341	25,162,902	19,353,354	13,550,651	7,727,797	1,867,091	30%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	29,540,567	27,166,774	24,803,084	22,449,495	20,106,010	17,772,626	15,449,345	13,136,166	10,818,198	8,507,469	6,206,921	20%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	40,883,284	36,969,887	33,073,184	29,193,177	25,304,321	21,427,921	17,565,095	13,686,276	9,818,909	5,931,716	2,029,066	25%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	23,266,946	22,136,829	21,011,504	19,890,972	18,775,234	17,664,288	16,558,135	15,456,775	14,360,208	13,268,434	12,180,663	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,913,639	7,772,910	7,632,775	7,493,232	7,354,284	7,215,929	7,078,167	6,940,999	6,804,425	6,668,443	6,533,055	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	7,713,420	7,244,295	6,777,149	6,311,980	5,848,790	5,387,578	4,928,344	4,471,089	4,015,812	3,562,512	3,111,192	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	17,267,721	16,159,165	15,055,308	13,956,151	12,861,694	11,771,936	10,686,879	9,606,520	8,530,862	7,459,903	6,392,800	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	25,664,660	23,689,240	21,714,546	19,748,266	17,790,402	15,840,953	13,899,920	11,967,302	10,043,100	8,127,313	6,209,525	45%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	35,133,457	31,970,983	28,821,979	25,686,444	22,564,376	19,434,549	16,315,987	13,210,998	10,092,585	6,985,665	3,860,567	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	9,763,176	9,043,495	8,326,865	7,613,288	6,902,763	6,195,289	5,490,868	4,789,499	4,091,182	3,395,917	2,703,705	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	26,789,400	24,815,473	22,849,921	20,890,121	18,932,242	16,982,777	15,041,729	13,109,096	11,184,878	9,269,076	7,361,689	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	49,389,761	44,598,204	39,827,082	35,076,398	30,346,150	25,636,339	20,946,964	16,278,026	11,626,463	6,946,734	2,248,152	35%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	19,909,930	18,519,888	17,135,742	15,757,492	14,385,139	13,018,682	11,658,121	10,303,458	8,954,690	7,611,818	6,274,844	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	41,887,312	37,979,723	34,104,821	30,262,608	26,453,080	22,676,238	18,904,927	15,163,182	11,439,356	7,726,903	4,019,316	40%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	11,148,368	10,633,426	10,122,697	9,616,182	9,113,882	8,615,794	8,121,920	7,632,260	7,146,814	6,665,581	6,188,562	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	35,527,561	32,514,687	29,514,630	26,522,903	23,529,696	20,549,390	17,581,987	14,627,486	11,685,886	8,750,363	5,805,685	20%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	37,321,662	34,308,787	31,308,731	28,321,494	25,347,077	22,370,866	19,403,463	16,448,960	13,507,360	10,578,662	7,654,953	35%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	28,990,097	27,081,175	25,180,352	23,287,626	21,402,997	19,526,466	17,658,033	15,797,697	13,945,459	12,094,349	10,249,695	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	49,161,847	43,970,808	38,801,990	33,655,392	28,531,015	23,428,858	18,348,921	13,291,206	8,222,818	3,121,805	- 2,061,928	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	75,770,865	70,168,467	64,587,541	59,030,387	53,466,377	47,924,739	42,370,120	36,814,443	31,261,411	25,732,662	20,228,190	40%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,701,127	6,513,488	6,326,641	6,140,585	5,955,320	5,770,846	5,587,164	5,404,273	5,222,174	5,040,866	4,860,348	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	58,004,664	54,236,985	50,485,352	46,749,764	43,030,222	39,326,725	35,639,273	31,967,867	28,312,506	24,673,190	21,049,920	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	37,197,298	34,815,157	32,443,067	30,081,028	27,729,039	25,387,100	23,055,212	20,733,374	18,421,586	16,119,849	13,824,765	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	52,514,322	47,546,735	42,600,337	37,675,129	32,771,110	27,888,281	23,006,850	18,123,042	13,244,361	8,351,862	3,436,283	40%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	172,845,796	156,937,818	140,984,154	124,987,317	108,912,608	92,714,985	76,574,904	60,505,172	44,505,787	28,570,633	12,510,710	20%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	5,850,198	5,411,178	4,974,020	4,537,166	4,101,668	3,668,041	3,236,284	2,806,398	2,378,383	1,952,238	1,527,964	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	11,044,772	10,321,169	9,600,619	8,883,119	8,168,673	7,457,279	6,748,936	6,043,646	5,341,408	4,642,222	3,946,088	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	41,532,405	37,480,101	33,445,082	29,404,120	25,373,596	21,360,487	17,349,223	13,333,528	9,328,449	5,303,036	1,267,637	35%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	43,411,488	39,359,185	35,324,165	31,306,432	27,281,350	23,268,242	19,272,552	15,270,392	11,272,280	7,269,453	3,261,822	40%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	19,282,474	17,869,801	16,463,118	15,062,427	13,662,414	12,267,142	10,877,890	9,494,658	8,117,446	6,746,255	5,381,083	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	41,837,362	38,047,995	34,274,768	30,517,681	26,776,735	23,040,290	19,302,338	15,580,654	11,864,216	8,138,084	4,416,589	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	8,657,727	7,945,353	7,236,004	6,529,681	5,826,384	5,126,112	4,428,865	3,734,643	3,043,448	2,355,278	1,670,133	45%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	10,108,267	9,277,160	8,449,582	7,625,534	6,805,016	5,988,027	5,174,568	4,364,640	3,558,240	2,755,371	1,956,031	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	6,501,203	5,933,057	5,367,326	4,804,013	4,243,116	3,684,636	3,128,572	2,574,926	2,023,695	1,474,882	928,484	40%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	7,810,546	7,128,765	6,449,884	5,773,902	5,100,821	4,430,639	3,763,358	3,098,977	2,437,496	1,778,914	1,123,233	40%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	9,119,889	8,324,473	7,532,441	6,743,792	5,958,526	5,176,644	4,398,144	3,623,029	2,851,297	2,082,947	1,317,981	45%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	742,213	702,580	663,112	623,810	584,674	545,705	506,901	468,263	429,791	391,484	353,344	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,485,305	1,406,038	1,327,103	1,248,500	1,170,228	1,092,288	1,014,681	937,404	860,460	783,847	707,566	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	3,342,727	3,164,377	2,986,773	2,809,915	2,633,804	2,458,440	2,283,821	2,109,950	1,936,826	1,764,448	1,592,815	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,267,637	1,185,903	1,104,512	1,023,467	942,765	862,408	782,395	702,728	623,405	544,427	465,793	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,777,782	1,663,345	1,549,392	1,435,921	1,322,932	1,210,426	1,098,402	986,861	875,802	765,226	655,132	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,282,144	2,135,020	1,988,517	1,842,634	1,697,371	1,552,730	1,408,708	1,265,307	1,122,525	980,364	838,823	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	7,134,083	6,672,446	6,212,757	5,755,013	5,299,217	4,845,367	4,393,464	3,943,507	3,495,497	3,049,433	2,604,419	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	16,289,589	15,224,335	14,163,573	13,107,306	12,055,532	11,008,251	9,965,463	8,927,169	7,893,368	6,862,779	5,833,064	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	38,776,480	35,914,640	33,064,918	30,215,604	27,377,397	24,551,365	21,737,505	18,935,817	16,146,303	13,368,962	10,589,038	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	60,028,248	54,208,768	48,386,838	42,577,885	36,757,221	30,952,341	25,162,902	19,353,354	13,550,651	7,727,797	1,867,091	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	29,540,567	27,166,774	24,803,084	22,449,495	20,106,010	17,772,626	15,449,345	13,136,166	10,818,198	8,507,469	6,206,921	35%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	40,883,284	36,969,887	33,073,184	29,193,177	25,304,321	21,427,921	17,565,095	13,686,276	9,818,909	5,931,716	2,029,066	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	23,266,946	22,136,829	21,011,504	19,890,972	18,775,234	17,664,288	16,558,135	15,456,775	14,360,208	13,268,434	12,180,663	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,913,639	7,772,910	7,632,775	7,493,232	7,354,284	7,215,929	7,078,167	6,940,999	6,804,425	6,668,443	6,533,055	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	7,713,420	7,244,295	6,777,149	6,311,980	5,848,790	5,387,578	4,928,344	4,471,089	4,015,812	3,562,512	3,111,192	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	17,267,721	16,159,165	15,055,308	13,956,151	12,861,694	11,771,936	10,686,879	9,606,520	8,530,862	7,459,903	6,392,800	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	25,664,660	23,689,240	21,714,546	19,748,266	17,790,402	15,840,953	13,899,920	11,967,302	10,043,100	8,127,313	6,209,525	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	35,133,457	31,970,983	28,821,979	25,686,444	22,564,376	19,434,549	16,315,987	13,210,998	10,092,585	6,985,665	3,860,567	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	9,763,176	9,043,495	8,326,865	7,613,288	6,902,763	6,195,289	5,490,868	4,789,499	4,091,182	3,395,917	2,703,705	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	26,789,400	24,815,473	22,849,921	20,890,121	18,932,242	16,982,777	15,041,729	13,109,096	11,184,878	9,269,076	7,361,689	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	49,389,761	44,598,204	39,827,082	35,076,398	30,346,150	25,636,339	20,946,964	16,278,026	11,626,463	6,946,734	2,248,152	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	19,909,930	18,519,888	17,135,742	15,757,492	14,385,139	13,018,682	11,658,121	10,303,458	8,954,690	7,611,818	6,274,844	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	41,887,312	37,979,723	34,104,821	30,262,608	26,453,080	22,676,238	18,904,927	15,163,182	11,439,356	7,726,903	4,019,316	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	11,148,368	10,633,426	10,122,697	9,616,182	9,113,882	8,615,794	8,121,920	7,632,260	7,146,814	6,665,581	6,188,562	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	35,527,561	32,514,687	29,514,630	26,522,903	23,529,696	20,549,390	17,581,987	14,627,486	11,685,886	8,750,363	5,805,685	35%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	37,321,662	34,308,787	31,308,731	28,321,494	25,347,077	22,370,866	19,403,463	16,448,960	13,507,360	10,578,662	7,654,953	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	28,990,097	27,081,175	25,180,352	23,287,626	21,402,997	19,526,466	17,658,033	15,797,697	13,945,459	12,094,349	10,249,695	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	49,161,847	43,970,808	38,801,990	33,655,392	28,531,015	23,428,858	18,348,921	13,291,206	8,222,818	3,121,805	- 2,061,928	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	75,770,865	70,168,467	64,587,541	59,030,387	53,466,377	47,924,739	42,370,120	36,814,443	31,261,411	25,732,662	20,228,190	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,701,127	6,513,488	6,326,641	6,140,585	5,955,320	5,770,846	5,587,164	5,404,273	5,222,174	5,040,866	4,860,348	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	58,004,664	54,236,985	50,485,352	46,749,764	43,030,222	39,326,725	35,639,273	31,967,867	28,312,506	24,673,190	21,049,920	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	37,197,298	34,815,157	32,443,067	30,081,028	27,729,039	25,387,100	23,055,212	20,733,374	18,421,586	16,119,849	13,824,765	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	52,514,322	47,546,735	42,600,337	37,675,129	32,771,110	27,888,281	23,006,850	18,123,042	13,244,361	8,351,862	3,436,283	40%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	172,845,796	156,937,818	140,984,154	124,987,317	108,912,608	92,714,985	76,574,904	60,505,172	44,505,787	28,570,633	12,510,710	30%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	5,850,198	5,411,178	4,974,020	4,537,166	4,101,668	3,668,041	3,236,284	2,806,398	2,378,383	1,952,238	1,527,964	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	11,044,772	10,321,169	9,600,619	8,883,119	8,168,673	7,457,279	6,748,936	6,043,646	5,341,408	4,642,222	3,946,088	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	41,532,405	37,480,101	33,445,082	29,404,120	25,373,596	21,360,487	17,349,223	13,333,528	9,328,449	5,303,036	1,267,637	40%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	43,411,488	39,359,185	35,324,165	31,306,432	27,281,350	23,268,242	19,272,552	15,270,392	11,272,280	7,269,453	3,261,822	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	19,282,474	17,869,801	16,463,118	15,062,427	13,662,414	12,267,142	10,877,890	9,494,658	8,117,446	6,746,255	5,381,083	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	41,837,362	38,047,995	34,274,768	30,517,681	26,776,735	23,040,290	19,302,338	15,580,654	11,864,216	8,138,084	4,416,589	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	8,657,727	7,945,353	7,236,004	6,529,681	5,826,384	5,126,112	4,428,865	3,734,643	3,043,448	2,355,278	1,670,133	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	10,108,267	9,277,160	8,449,582	7,625,534	6,805,016	5,988,027	5,174,568	4,364,640	3,558,240	2,755,371	1,956,031	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	6,501,203	5,933,057	5,367,326	4,804,013	4,243,116	3,684,636	3,128,572	2,574,926	2,023,695	1,474,882	928,484	45%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	7,810,546	7,128,765	6,449,884	5,773,902	5,100,821	4,430,639	3,763,358	3,098,977	2,437,496	1,778,914	1,123,233	45%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	9,119,889	8,324,473	7,532,441	6,743,792	5,958,526	5,176,644	4,398,144	3,623,029	2,851,297	2,082,947	1,317,981	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	742,213	702,580	663,112	623,810	584,674	545,705	506,901	468,263	429,791	391,484	353,344	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,485,305	1,406,038	1,327,103	1,248,500	1,170,228	1,092,288	1,014,681	937,404	860,460	783,847	707,566	50%
3	Low density housing scheme (9 houses)	9	£113,500	3,342,727	3,164,377	2,986,773	2,809,915	2,633,804	2,458,440	2,283,821	2,109,950	1,936,826	1,764,448	1,592,815	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,267,637	1,185,903	1,104,512	1,023,467	942,765	862,408	782,395	702,728	623,405	544,427	465,793	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,777,782	1,663,345	1,549,392	1,435,921	1,322,932	1,210,426	1,098,402	986,861	875,802	765,226	655,132	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,282,144	2,135,020	1,988,517	1,842,634	1,697,371	1,552,730	1,408,708	1,265,307	1,122,525	980,364	838,823	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	7,134,083	6,672,446	6,212,757	5,755,013	5,299,217	4,845,367	4,393,464	3,943,507	3,495,497	3,049,433	2,604,419	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	16,289,589	15,224,335	14,163,573	13,107,306	12,055,532	11,008,251	9,965,463	8,927,169	7,893,368	6,862,779	5,833,064	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	38,776,480	35,914,640	33,064,918	30,215,604	27,377,397	24,551,365	21,737,505	18,935,817	16,146,303	13,368,962	10,589,038	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	60,028,248	54,208,768	48,386,838	42,577,885	36,757,221	30,952,341	25,162,902	19,353,354	13,550,651	7,727,797	1,867,091	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	29,540,567	27,166,774	24,803,084	22,449,495	20,106,010	17,772,626	15,449,345	13,136,166	10,818,198	8,507,469	6,206,921	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	40,883,284	36,969,887	33,073,184	29,193,177	25,304,321	21,427,921	17,565,095	13,686,276	9,818,909	5,931,716	2,029,066	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	23,266,946	22,136,829	21,011,504	19,890,972	18,775,234	17,664,288	16,558,135	15,456,775	14,360,208	13,268,434	12,180,663	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,913,639	7,772,910	7,632,775	7,493,232	7,354,284	7,215,929	7,078,167	6,940,999	6,804,425	6,668,443	6,533,055	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	7,713,420	7,244,295	6,777,149	6,311,980	5,848,790	5,387,578	4,928,344	4,471,089	4,015,812	3,562,512	3,111,192	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	17,267,721	16,159,165	15,055,308	13,956,151	12,861,694	11,771,936	10,686,879	9,606,520	8,530,862	7,459,903	6,392,800	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	25,664,660	23,689,240	21,714,546	19,748,266	17,790,402	15,840,953	13,899,920	11,967,302	10,043,100	8,127,313	6,209,525	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	35,133,457	31,970,983	28,821,979	25,686,444	22,564,376	19,434,549	16,315,987	13,210,998	10,092,585	6,985,665	3,860,567	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	9,763,176	9,043,495	8,326,865	7,613,288	6,902,763	6,195,289	5,490,868	4,789,499	4,091,182	3,395,917	2,703,705	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	26,789,400	24,815,473	22,849,921	20,890,121	18,932,242	16,982,777	15,041,729	13,109,096	11,184,878	9,269,076	7,361,689	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	49,389,761	44,598,204	39,827,082	35,076,398	30,346,150	25,636,339	20,946,964	16,278,026	11,626,463	6,946,734	2,248,152	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	19,909,930	18,519,888	17,135,742	15,757,492	14,385,139	13,018,682	11,658,121	10,303,458	8,954,690	7,611,818	6,274,844	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	41,887,312	37,979,723	34,104,821	30,262,608	26,453,080	22,676,238	18,904,927	15,163,182	11,439,356	7,726,903	4,019,316	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	11,148,368	10,633,426	10,122,697	9,616,182	9,113,882	8,615,794	8,121,920	7,632,260	7,146,814	6,665,581	6,188,562	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	35,527,561	32,514,687	29,514,630	26,522,903	23,529,696	20,549,390	17,581,987	14,627,486	11,685,886	8,750,363	5,805,685	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	37,321,662	34,308,787	31,308,731	28,321,494	25,347,077	22,370,866	19,403,463	16,448,960	13,507,360	10,578,662	7,654,953	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	28,990,097	27,081,175	25,180,352	23,287,626	21,402,997	19,526,466	17,658,033	15,797,697	13,945,459	12,094,349	10,249,695	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	49,161,847	43,970,808	38,801,990	33,655,392	28,531,015	23,428,858	18,348,921	13,291,206	8,222,818	3,121,805	- 2,061,928	45%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	75,770,865	70,168,467	64,587,541	59,030,387	53,466,377	47,924,739	42,370,120	36,814,443	31,261,411	25,732,662	20,228,190	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,701,127	6,513,488	6,326,641	6,140,585	5,955,320	5,770,846	5,587,164	5,404,273	5,222,174	5,040,866	4,860,348	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	58,004,664	54,236,985	50,485,352	46,749,764	43,030,222	39,326,725	35,639,273	31,967,867	28,312,506	24,673,190	21,049,920	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	37,197,298	34,815,157	32,443,067	30,081,028	27,729,039	25,387,100	23,055,212	20,733,374	18,421,586	16,119,849	13,824,765	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	52,514,322	47,546,735	42,600,337	37,675,129	32,771,110	27,888,281	23,006,850	18,123,042	13,244,361	8,351,862	3,436,283	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	172,845,796	156,937,818	140,984,154	124,987,317	108,912,608	92,714,985	76,574,904	60,505,172	44,505,787	28,570,633	12,510,710	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	5,850,198	5,411,178	4,974,020	4,537,166	4,101,668	3,668,041	3,236,284	2,806,398	2,378,383	1,952,238	1,527,964	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	11,044,772	10,321,169	9,600,619	8,883,119	8,168,673	7,457,279	6,748,936	6,043,646	5,341,408	4,642,222	3,946,088	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	41,532,405	37,480,101	33,445,082	29,404,120	25,373,596	21,360,487	17,349,223	13,333,528	9,328,449	5,303,036	1,267,637	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	43,411,488	39,359,185	35,324,165	31,306,432	27,281,350	23,268,242	19,272,552	15,270,392	11,272,280	7,269,453	3,261,822	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	19,282,474	17,869,801	16,463,118	15,062,427	13,662,414	12,267,142	10,877,890	9,494,658	8,117,446	6,746,255	5,381,083	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	41,837,362	38,047,995	34,274,768	30,517,681	26,776,735	23,040,290	19,302,338	15,580,654	11,864,216	8,138,084	4,416,589	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	8,657,727	7,945,353	7,236,004	6,529,681	5,826,384	5,126,112	4,428,865	3,734,643	3,043,448	2,355,278	1,670,133	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	10,108,267	9,277,160	8,449,582	7,625,534	6,805,016	5,988,027	5,174,568	4,364,640	3,558,240	2,755,371	1,956,031	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	6,501,203	5,933,057	5,367,326	4,804,013	4,243,116	3,684,636	3,128,572	2,574,926	2,023,695	1,474,882	928,484	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	7,810,546	7,128,765	6,449,884	5,773,902	5,100,821	4,430,639	3,763,358	3,098,977	2,437,496	1,778,914	1,123,233	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	9,119,889	8,324,473	7,532,441	6,743,792	5,958,526	5,176,644	4,398,144	3,623,029	2,851,297	2,082,947	1,317,981	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,135 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	832,695	788,351	744,191	700,217	656,430	612,827	569,411	526,179	483,134	440,274	397,600	5%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,666,270	1,577,580	1,489,261	1,401,314	1,313,738	1,226,533	1,139,700	1,053,237	967,147	881,427	796,078	5%
3	Low density housing scheme (9 houses)	9	£3,504,327	3,749,896	3,550,345	3,351,629	3,153,748	2,956,702	2,760,491	2,565,116	2,370,576	2,176,871	1,984,001	1,791,966	5%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,459,913	1,368,166	1,276,806	1,185,831	1,095,244	1,005,044	915,229	825,801	736,760	648,105	559,837	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,046,966	1,918,514	1,790,602	1,663,232	1,536,404	1,410,116	1,284,369	1,159,163	1,034,499	910,375	786,793	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,628,238	2,463,093	2,298,645	2,134,892	1,971,835	1,809,473	1,647,808	1,486,838	1,326,563	1,166,984	1,008,102	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	8,233,269	7,714,399	7,197,716	6,683,217	6,170,905	5,660,780	5,152,840	4,647,085	4,143,517	3,642,135	3,142,939	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	18,877,949	17,677,922	16,482,950	15,293,036	14,108,180	12,928,381	11,753,637	10,583,952	9,419,324	8,259,753	7,105,238	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	46,019,100	42,780,145	39,554,882	36,343,316	33,145,443	29,961,265	26,788,188	23,615,388	20,456,352	17,311,084	14,179,578	35%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	74,737,480	68,186,722	61,663,836	55,146,082	48,639,861	42,132,796	35,625,785	29,103,216	22,599,419	16,069,880	9,521,410	25%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	35,537,077	32,862,498	30,199,276	27,547,413	24,893,777	22,251,296	19,620,232	17,000,586	14,392,357	11,795,545	9,193,129	5%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	51,107,009	46,686,258	42,284,319	37,895,877	33,502,684	29,128,431	24,769,392	20,397,527	16,044,759	11,669,344	7,290,877	20%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	26,027,863	24,753,987	23,485,506	22,222,419	20,964,725	19,712,426	18,465,521	17,224,011	15,986,308	14,752,853	13,524,803	40%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,248,754	8,090,575	7,933,064	7,776,219	7,620,040	7,464,528	7,309,683	7,155,503	7,001,990	6,849,144	6,696,963	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	8,830,468	8,303,180	7,778,113	7,255,268	6,734,643	6,216,242	5,700,060	5,186,101	4,674,363	4,164,846	3,657,551	45%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	19,940,887	18,693,141	17,450,678	16,213,495	14,981,595	13,754,978	12,533,641	11,317,587	10,106,815	8,901,324	7,701,116	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	30,563,763	28,334,760	26,115,199	23,905,080	21,704,404	19,509,379	17,316,245	15,132,603	12,958,453	10,793,797	8,638,633	40%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	43,144,256	39,564,668	36,000,292	32,451,131	28,917,184	25,398,449	21,894,929	18,395,833	14,894,998	11,406,846	7,902,774	40%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	11,519,497	10,708,365	9,900,669	9,096,406	8,295,578	7,498,185	6,704,226	5,913,702	5,126,613	4,342,959	3,562,739	40%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	31,688,502	29,459,485	27,239,908	25,029,774	22,829,084	20,637,834	18,456,028	16,274,397	14,100,232	11,935,560	9,780,380	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	61,431,987	56,102,316	50,767,596	45,424,027	40,063,743	34,726,566	29,412,494	24,121,527	18,853,667	13,608,911	8,360,268	35%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	23,328,097	21,760,074	20,198,692	18,643,950	17,095,849	15,554,389	14,019,571	12,491,393	10,969,855	9,454,959	7,946,704	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	51,627,433	47,220,535	42,829,899	38,466,713	34,140,478	29,851,195	25,598,862	21,383,480	17,183,242	13,006,292	8,838,233	40%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	12,351,819	11,771,720	11,196,359	10,625,736	10,059,851	9,498,705	8,942,298	8,390,629	7,843,698	7,301,506	6,764,051	25%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	43,140,957	39,731,660	36,336,839	32,956,496	29,590,630	26,239,241	22,896,621	19,551,612	16,221,180	12,905,326	9,604,047	10%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	44,935,058	41,525,761	38,130,939	34,750,597	31,384,730	28,033,342	24,696,431	21,373,087	18,042,655	14,726,800	11,425,523	25%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	33,690,302	31,536,646	29,392,110	27,256,696	25,130,403	23,013,231	20,905,181	18,806,252	16,716,444	14,635,758	12,564,193	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	62,519,360	56,757,233	50,968,294	45,136,547	39,313,117	33,514,870	27,741,805	21,993,920	16,271,219	10,573,698	4,840,941	5%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	89,491,316	83,208,875	76,941,707	70,701,190	64,480,454	58,261,754	52,066,698	45,863,113	39,659,463	33,438,194	27,217,658	35%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,147,945	6,937,042	6,727,026	6,517,899	6,309,661	6,102,311	5,895,851	5,690,278	5,485,594	5,281,799	5,078,892	25%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	67,514,514	63,251,667	59,006,935	54,780,321	50,571,822	46,381,441	42,209,177	38,055,028	33,918,996	29,801,081	25,701,283	40%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	43,076,222	40,387,971	37,711,051	35,045,462	32,391,204	29,748,277	27,116,680	24,496,414	21,887,479	19,289,875	16,703,601	40%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	65,224,093	59,594,718	53,989,302	48,407,844	42,850,343	37,316,801	31,807,216	26,321,588	20,843,332	15,354,987	9,853,166	35%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	212,950,643	195,175,134	177,371,150	159,584,070	141,772,489	123,887,738	105,880,574	87,701,154	69,554,248	51,486,943	33,499,239	10%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	6,914,513	6,420,075	5,927,731	5,437,480	4,949,322	4,463,258	3,978,409	3,493,993	3,011,683	2,531,476	2,053,374	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	12,801,093	11,986,039	11,174,421	10,366,238	9,561,489	8,760,174	7,962,294	7,167,849	6,376,839	5,589,263	4,805,122	40%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	51,840,615	47,278,110	42,707,422	38,155,977	33,624,069	29,111,697	24,585,464	20,076,631	15,572,603	11,059,635	6,538,758	35%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	53,748,003	49,157,486	44,586,505	40,035,061	35,503,152	30,990,780	26,493,218	21,984,386	17,495,248	12,996,498	8,503,416	40%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	22,733,621	21,141,249	19,555,620	17,976,734	16,404,591	14,839,190	13,280,533	11,724,315	10,171,039	8,624,542	7,084,824	45%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	51,362,226	47,099,379	42,854,647	38,628,033	34,394,564	30,177,952	25,979,573	21,799,101	17,602,650	13,424,583	9,239,754	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	10,425,967	9,625,121	8,827,670	8,030,750	7,236,056	6,444,776	5,656,908	4,872,453	4,091,411	3,313,781	2,539,564	45%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	12,171,099	11,236,774	10,306,411	9,376,779	8,449,634	7,526,469	6,607,285	5,692,084	4,780,864	3,873,624	2,970,367	45%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	7,928,962	7,287,091	6,647,295	6,010,228	5,375,889	4,744,277	4,115,393	3,489,236	2,865,809	2,245,108	1,627,134	35%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	9,523,719	8,753,606	7,985,847	7,221,361	6,460,149	5,702,209	4,947,543	4,196,150	3,448,031	2,703,185	1,961,612	40%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	11,118,478	10,220,121	9,324,398	8,432,494	7,544,408	6,660,141	5,779,694	4,903,065	4,030,254	3,161,263	2,296,091	45%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	832,695	788,351	744,191	700,217	656,430	612,827	569,411	526,179	483,134	440,274	397,600	40%
2	Low density housing scheme (4 houses)	4	£917,161	1,666,270	1,577,580	1,489,261	1,401,314	1,313,738	1,226,533	1,139,700	1,053,237	967,147	881,427	796,078	40%
3	Low density housing scheme (9 houses)	9	£2,081,956	3,749,896	3,550,345	3,351,629	3,153,748	2,956,702	2,760,491	2,565,116	2,370,576	2,176,871	1,984,001	1,791,966	40%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,459,913	1,368,166	1,276,806	1,185,831	1,095,244	1,005,044	915,229	825,801	736,760	648,105	559,837	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,046,966	1,918,514	1,790,602	1,663,232	1,536,404	1,410,116	1,284,369	1,159,163	1,034,499	910,375	786,793	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,628,238	2,463,093	2,298,645	2,134,892	1,971,835	1,809,473	1,647,808	1,486,838	1,326,563	1,166,984	1,008,102	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	8,233,269	7,714,399	7,197,716	6,683,217	6,170,905	5,660,780	5,152,840	4,647,085	4,143,517	3,642,135	3,142,939	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	18,877,949	17,677,922	16,482,950	15,293,036	14,108,180	12,928,381	11,753,637	10,583,952	9,419,324	8,259,753	7,105,238	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	46,019,100	42,780,145	39,554,882	36,343,316	33,145,443	29,961,265	26,788,188	23,615,388	20,456,352	17,311,084	14,179,578	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	74,737,480	68,186,722	61,663,836	55,146,082	48,639,861	42,132,796	35,625,785	29,103,216	22,599,419	16,069,880	9,521,410	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	35,537,077	32,862,498	30,199,276	27,547,413	24,893,777	22,251,296	19,620,232	17,000,586	14,392,357	11,795,545	9,193,129	30%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	51,107,009	46,686,258	42,284,319	37,895,877	33,502,684	29,128,431	24,769,392	20,397,527	16,044,759	11,669,344	7,290,877	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	26,027,863	24,753,987	23,485,506	22,222,419	20,964,725	19,712,426	18,465,521	17,224,011	15,986,308	14,752,853	13,524,803	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,248,754	8,090,575	7,933,064	7,776,219	7,620,040	7,464,528	7,309,683	7,155,503	7,001,990	6,849,144	6,696,963	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	8,830,468	8,303,180	7,778,113	7,255,268	6,734,643	6,216,242	5,700,060	5,186,101	4,674,363	4,164,846	3,657,551	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	19,940,887	18,693,141	17,450,678	16,213,495	14,981,595	13,754,978	12,533,641	11,317,587	10,106,815	8,901,324	7,701,116	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	30,563,763	28,334,760	26,115,199	23,905,080	21,704,404	19,509,379	17,316,245	15,132,603	12,958,453	10,793,797	8,638,633	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	43,144,256	39,564,668	36,000,292	32,451,131	28,917,184	25,398,449	21,894,929	18,395,833	14,894,998	11,406,846	7,902,774	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	11,519,497	10,708,365	9,900,669	9,096,406	8,295,578	7,498,185	6,704,226	5,913,702	5,126,613	4,342,959	3,562,739	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	31,688,502	29,459,485	27,239,908	25,029,774	22,829,084	20,637,834	18,456,028	16,274,397	14,100,232	11,935,560	9,780,380	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	61,431,987	56,102,316	50,767,596	45,424,027	40,063,743	34,726,566	29,412,494	24,121,527	18,853,667	13,608,911	8,360,268	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	23,328,097	21,760,074	20,198,692	18,643,950	17,095,849	15,554,389	14,019,571	12,491,393	10,969,855	9,454,959	7,946,704	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	51,627,433	47,220,535	42,829,899	38,466,713	34,140,478	29,851,195	25,598,862	21,383,480	17,183,242	13,006,292	8,838,233	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	12,351,819	11,771,720	11,196,359	10,625,736	10,059,851	9,498,705	8,942,298	8,390,629	7,843,698	7,301,506	6,764,051	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	43,140,957	39,731,660	36,336,839	32,956,496	29,590,630	26,239,241	22,896,621	19,551,612	16,221,180	12,905,326	9,604,047	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	44,935,058	41,525,761	38,130,939	34,750,597	31,384,730	28,033,342	24,696,431	21,373,087	18,042,655	14,726,800	11,425,523	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	33,690,302	31,536,646	29,392,110	27,256,696	25,130,403	23,013,231	20,905,181	18,806,252	16,716,444	14,635,758	12,564,193	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	62,519,360	56,757,233	50,968,294	45,136,547	39,313,117	33,514,870	27,741,805	21,993,920	16,271,219	10,573,698	4,840,941	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	89,491,316	83,208,875	76,941,707	70,701,190	64,480,454	58,261,754	52,066,698	45,863,113	39,659,463	33,438,194	27,217,658	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,147,945	6,937,042	6,727,026	6,517,899	6,309,661	6,102,311	5,895,851	5,690,278	5,485,594	5,281,799	5,078,892	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	67,514,514	63,251,667	59,006,935	54,780,321	50,571,822	46,381,441	42,209,177	38,055,028	33,918,996	29,801,081	25,701,283	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	43,076,222	40,387,971	37,711,051	35,045,462	32,391,204	29,748,277	27,116,680	24,496,414	21,887,479	19,289,875	16,703,601	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	65,224,093	59,594,718	53,989,302	48,407,844	42,850,343	37,316,801	31,807,216	26,321,588	20,843,332	15,354,987	9,853,166	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	212,950,643	195,175,134	177,371,150	159,584,070	141,772,489	123,887,738	105,880,574	87,701,154	69,554,248	51,486,943	33,499,239	30%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	6,914,513	6,420,075	5,927,731	5,437,480	4,949,322	4,463,258	3,978,409	3,493,993	3,011,683	2,531,476	2,053,374	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	12,801,093	11,986,039	11,174,421	10,366,238	9,561,489	8,760,174	7,962,294	7,167,849	6,376,839	5,589,263	4,805,122	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	51,840,615	47,278,110	42,707,422	38,155,977	33,624,069	29,111,697	24,585,464	20,076,631	15,572,603	11,059,635	6,538,758	45%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	53,748,003	49,157,486	44,586,505	40,035,061	35,503,152	30,990,780	26,493,218	21,984,386	17,495,248	12,996,498	8,503,416	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	22,733,621	21,141,249	19,555,620	17,976,734	16,404,591	14,839,190	13,280,533	11,724,315	10,171,039	8,624,542	7,084,824	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	51,362,226	47,099,379	42,854,647	38,628,033	34,394,564	30,177,952	25,979,573	21,799,101	17,602,650	13,424,583	9,239,754	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	10,425,967	9,625,121	8,827,670	8,030,750	7,236,056	6,444,776	5,656,908	4,872,453	4,091,411	3,313,781	2,539,564	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	12,171,099	11,236,774	10,306,411	9,376,779	8,449,634	7,526,469	6,607,285	5,692,084	4,780,864	3,873,624	2,970,367	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	7,928,962	7,287,091	6,647,295	6,010,228	5,375,889	4,744,277	4,115,393	3,489,236	2,865,809	2,245,108	1,627,134	45%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	9,523,719	8,753,606	7,985,847	7,221,361	6,460,149	5,702,209	4,947,543	4,196,150	3,448,031	2,703,185	1,961,612	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	11,118,478	10,220,121	9,324,398	8,432,494	7,544,408	6,660,141	5,779,694	4,903,065	4,030,254	3,161,263	2,296,091	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	832,695	788,351	744,191	700,217	656,430	612,827	569,411	526,179	483,134	440,274	397,600	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,666,270	1,577,580	1,489,261	1,401,314	1,313,738	1,226,533	1,139,700	1,053,237	967,147	881,427	796,078	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	3,749,896	3,550,345	3,351,629	3,153,748	2,956,702	2,760,491	2,565,116	2,370,576	2,176,871	1,984,001	1,791,966	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,459,913	1,368,166	1,276,806	1,185,831	1,095,244	1,005,044	915,229	825,801	736,760	648,105	559,837	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,046,966	1,918,514	1,790,602	1,663,232	1,536,404	1,410,116	1,284,369	1,159,163	1,034,499	910,375	786,793	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,628,238	2,463,093	2,298,645	2,134,892	1,971,835	1,809,473	1,647,808	1,486,838	1,326,563	1,166,984	1,008,102	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	8,233,269	7,714,399	7,197,716	6,683,217	6,170,905	5,660,780	5,152,840	4,647,085	4,143,517	3,642,135	3,142,939	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	18,877,949	17,677,922	16,482,950	15,293,036	14,108,180	12,928,381	11,753,637	10,583,952	9,419,324	8,259,753	7,105,238	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	46,019,100	42,780,145	39,554,882	36,343,316	33,145,443	29,961,265	26,788,188	23,615,388	20,456,352	17,311,084	14,179,578	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	74,737,480	68,186,722	61,663,836	55,146,082	48,639,861	42,132,796	35,625,785	29,103,216	22,599,419	16,069,880	9,521,410	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	35,537,077	32,862,498	30,199,276	27,547,413	24,893,777	22,251,296	19,620,232	17,000,586	14,392,357	11,795,545	9,193,129	40%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	51,107,009	46,686,258	42,284,319	37,895,877	33,502,684	29,128,431	24,769,392	20,397,527	16,044,759	11,669,344	7,290,877	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	26,027,863	24,753,987	23,485,506	22,222,419	20,964,725	19,712,426	18,465,521	17,224,011	15,986,308	14,752,853	13,524,803	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,248,754	8,090,575	7,933,064	7,776,219	7,620,040	7,464,528	7,309,683	7,155,503	7,001,990	6,849,144	6,696,963	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	8,830,468	8,303,180	7,778,113	7,255,268	6,734,643	6,216,242	5,700,060	5,186,101	4,674,363	4,164,846	3,657,551	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	19,940,887	18,693,141	17,450,678	16,213,495	14,981,595	13,754,978	12,533,641	11,317,587	10,106,815	8,901,324	7,701,116	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	30,563,763	28,334,760	26,115,199	23,905,080	21,704,404	19,509,379	17,316,245	15,132,603	12,958,453	10,793,797	8,638,633	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	43,144,256	39,564,668	36,000,292	32,451,131	28,917,184	25,398,449	21,894,929	18,395,833	14,894,998	11,406,846	7,902,774	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	11,519,497	10,708,365	9,900,669	9,096,406	8,295,578	7,498,185	6,704,226	5,913,702	5,126,613	4,342,959	3,562,739	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	31,688,502	29,459,485	27,239,908	25,029,774	22,829,084	20,637,834	18,456,028	16,274,397	14,100,232	11,935,560	9,780,380	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	61,431,987	56,102,316	50,767,596	45,424,027	40,063,743	34,726,566	29,412,494	24,121,527	18,853,667	13,608,911	8,360,268	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	23,328,097	21,760,074	20,198,692	18,643,950	17,095,849	15,554,389	14,019,571	12,491,393	10,969,855	9,454,959	7,946,704	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	51,627,433	47,220,535	42,829,899	38,466,713	34,140,478	29,851,195	25,598,862	21,383,480	17,183,242	13,006,292	8,838,233	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	12,351,819	11,771,720	11,196,359	10,625,736	10,059,851	9,498,705	8,942,298	8,390,629	7,843,698	7,301,506	6,764,051	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	43,140,957	39,731,660	36,336,839	32,956,496	29,590,630	26,239,241	22,896,621	19,551,612	16,221,180	12,905,326	9,604,047	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	44,935,058	41,525,761	38,130,939	34,750,597	31,384,730	28,033,342	24,696,431	21,373,087	18,042,655	14,726,800	11,425,523	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	33,690,302	31,536,646	29,392,110	27,256,696	25,130,403	23,013,231	20,905,181	18,806,252	16,716,444	14,635,758	12,564,193	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	62,519,360	56,757,233	50,968,294	45,136,547	39,313,117	33,514,870	27,741,805	21,993,920	16,271,219	10,573,698	4,840,941	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	89,491,316	83,208,875	76,941,707	70,701,190	64,480,454	58,261,754	52,066,698	45,863,113	39,659,463	33,438,194	27,217,658	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,147,945	6,937,042	6,727,026	6,517,899	6,309,661	6,102,311	5,895,851	5,690,278	5,485,594	5,281,799	5,078,892	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	67,514,514	63,251,667	59,006,935	54,780,321	50,571,822	46,381,441	42,209,177	38,055,028	33,918,996	29,801,081	25,701,283	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	43,076,222	40,387,971	37,711,051	35,045,462	32,391,204	29,748,277	27,116,680	24,496,414	21,887,479	19,289,875	16,703,601	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	65,224,093	59,594,718	53,989,302	48,407,844	42,850,343	37,316,801	31,807,216	26,321,588	20,843,332	15,354,987	9,853,166	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	212,950,643	195,175,134	177,371,150	159,584,070	141,772,489	123,887,738	105,880,574	87,701,154	69,554,248	51,486,943	33,499,239	40%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	6,914,513	6,420,075	5,927,731	5,437,480	4,949,322	4,463,258	3,978,409	3,493,993	3,011,683	2,531,476	2,053,374	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	12,801,093	11,986,039	11,174,421	10,366,238	9,561,489	8,760,174	7,962,294	7,167,849	6,376,839	5,589,263	4,805,122	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	51,840,615	47,278,110	42,707,422	38,155,977	33,624,069	29,111,697	24,585,464	20,076,631	15,572,603	11,059,635	6,538,758	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	53,748,003	49,157,486	44,586,505	40,035,061	35,503,152	30,990,780	26,493,218	21,984,386	17,495,248	12,996,498	8,503,416	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	22,733,621	21,141,249	19,555,620	17,976,734	16,404,591	14,839,190	13,280,533	11,724,315	10,171,039	8,624,542	7,084,824	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	51,362,226	47,099,379	42,854,647	38,628,033	34,394,564	30,177,952	25,979,573	21,799,101	17,602,650	13,424,583	9,239,754	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	10,425,967	9,625,121	8,827,670	8,030,750	7,236,056	6,444,776	5,656,908	4,872,453	4,091,411	3,313,781	2,539,564	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	12,171,099	11,236,774	10,306,411	9,376,779	8,449,634	7,526,469	6,607,285	5,692,084	4,780,864	3,873,624	2,970,367	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	7,928,962	7,287,091	6,647,295	6,010,228	5,375,889	4,744,277	4,115,393	3,489,236	2,865,809	2,245,108	1,627,134	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	9,523,719	8,753,606	7,985,847	7,221,361	6,460,149	5,702,209	4,947,543	4,196,150	3,448,031	2,703,185	1,961,612	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	11,118,478	10,220,121	9,324,398	8,432,494	7,544,408	6,660,141	5,779,694	4,903,065	4,030,254	3,161,263	2,296,091	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	832,695	788,351	744,191	700,217	656,430	612,827	569,411	526,179	483,134	440,274	397,600	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,666,270	1,577,580	1,489,261	1,401,314	1,313,738	1,226,533	1,139,700	1,053,237	967,147	881,427	796,078	50%
3	Low density housing scheme (9 houses)	9	£113,500	3,749,896	3,550,345	3,351,629	3,153,748	2,956,702	2,760,491	2,565,116	2,370,576	2,176,871	1,984,001	1,791,966	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,459,913	1,368,166	1,276,806	1,185,831	1,095,244	1,005,044	915,229	825,801	736,760	648,105	559,837	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,046,966	1,918,514	1,790,602	1,663,232	1,536,404	1,410,116	1,284,369	1,159,163	1,034,499	910,375	786,793	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,628,238	2,463,093	2,298,645	2,134,892	1,971,835	1,809,473	1,647,808	1,486,838	1,326,563	1,166,984	1,008,102	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	8,233,269	7,714,399	7,197,716	6,683,217	6,170,905	5,660,780	5,152,840	4,647,085	4,143,517	3,642,135	3,142,939	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	18,877,949	17,677,922	16,482,950	15,293,036	14,108,180	12,928,381	11,753,637	10,583,952	9,419,324	8,259,753	7,105,238	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	46,019,100	42,780,145	39,554,882	36,343,316	33,145,443	29,961,265	26,788,188	23,615,388	20,456,352	17,311,084	14,179,578	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	74,737,480	68,186,722	61,663,836	55,146,082	48,639,861	42,132,796	35,625,785	29,103,216	22,599,419	16,069,880	9,521,410	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	35,537,077	32,862,498	30,199,276	27,547,413	24,893,777	22,251,296	19,620,232	17,000,586	14,392,357	11,795,545	9,193,129	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	51,107,009	46,686,258	42,284,319	37,895,877	33,502,684	29,128,431	24,769,392	20,397,527	16,044,759	11,669,344	7,290,877	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	26,027,863	24,753,987	23,485,506	22,222,419	20,964,725	19,712,426	18,465,521	17,224,011	15,986,308	14,752,853	13,524,803	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,248,754	8,090,575	7,933,064	7,776,219	7,620,040	7,464,528	7,309,683	7,155,503	7,001,990	6,849,144	6,696,963	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	8,830,468	8,303,180	7,778,113	7,255,268	6,734,643	6,216,242	5,700,060	5,186,101	4,674,363	4,164,846	3,657,551	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	19,940,887	18,693,141	17,450,678	16,213,495	14,981,595	13,754,978	12,533,641	11,317,587	10,106,815	8,901,324	7,701,116	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	30,563,763	28,334,760	26,115,199	23,905,080	21,704,404	19,509,379	17,316,245	15,132,603	12,958,453	10,793,797	8,638,633	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	43,144,256	39,564,668	36,000,292	32,451,131	28,917,184	25,398,449	21,894,929	18,395,833	14,894,998	11,406,846	7,902,774	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	11,519,497	10,708,365	9,900,669	9,096,406	8,295,578	7,498,185	6,704,226	5,913,702	5,126,613	4,342,959	3,562,739	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	31,688,502	29,459,485	27,239,908	25,029,774	22,829,084	20,637,834	18,456,028	16,274,397	14,100,232	11,935,560	9,780,380	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	61,431,987	56,102,316	50,767,596	45,424,027	40,063,743	34,726,566	29,412,494	24,121,527	18,853,667	13,608,911	8,360,268	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	23,328,097	21,760,074	20,198,692	18,643,950	17,095,849	15,554,389	14,019,571	12,491,393	10,969,855	9,454,959	7,946,704	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	51,627,433	47,220,535	42,829,899	38,466,713	34,140,478	29,851,195	25,598,862	21,383,480	17,183,242	13,006,292	8,838,233	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	12,351,819	11,771,720	11,196,359	10,625,736	10,059,851	9,498,705	8,942,298	8,390,629	7,843,698	7,301,506	6,764,051	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	43,140,957	39,731,660	36,336,839	32,956,496	29,590,630	26,239,241	22,896,621	19,551,612	16,221,180	12,905,326	9,604,047	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	44,935,058	41,525,761	38,130,939	34,750,597	31,384,730	28,033,342	24,696,431	21,373,087	18,042,655	14,726,800	11,425,523	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	33,690,302	31,536,646	29,392,110	27,256,696	25,130,403	23,013,231	20,905,181	18,806,252	16,716,444	14,635,758	12,564,193	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	62,519,360	56,757,233	50,968,294	45,136,547	39,313,117	33,514,870	27,741,805	21,993,920	16,271,219	10,573,698	4,840,941	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	89,491,316	83,208,875	76,941,707	70,701,190	64,480,454	58,261,754	52,066,698	45,863,113	39,659,463	33,438,194	27,217,658	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,147,945	6,937,042	6,727,026	6,517,899	6,309,661	6,102,311	5,895,851	5,690,278	5,485,594	5,281,799	5,078,892	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	67,514,514	63,251,667	59,006,935	54,780,321	50,571,822	46,381,441	42,209,177	38,055,028	33,918,996	29,801,081	25,701,283	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	43,076,222	40,387,971	37,711,051	35,045,462	32,391,204	29,748,277	27,116,680	24,496,414	21,887,479	19,289,875	16,703,601	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	65,224,093	59,594,718	53,989,302	48,407,844	42,850,343	37,316,801	31,807,216	26,321,588	20,843,332	15,354,987	9,853,166	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	212,950,643	195,175,134	177,371,150	159,584,070	141,772,489	123,887,738	105,880,574	87,701,154	69,554,248	51,486,943	33,499,239	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	6,914,513	6,420,075	5,927,731	5,437,480	4,949,322	4,463,258	3,978,409	3,493,993	3,011,683	2,531,476	2,053,374	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	12,801,093	11,986,039	11,174,421	10,366,238	9,561,489	8,760,174	7,962,294	7,167,849	6,376,839	5,589,263	4,805,122	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	51,840,615	47,278,110	42,707,422	38,155,977	33,624,069	29,111,697	24,585,464	20,076,631	15,572,603	11,059,635	6,538,758	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	53,748,003	49,157,486	44,586,505	40,035,061	35,503,152	30,990,780	26,493,218	21,984,386	17,495,248	12,996,498	8,503,416	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	22,733,621	21,141,249	19,555,620	17,976,734	16,404,591	14,839,190	13,280,533	11,724,315	10,171,039	8,624,542	7,084,824	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	51,362,226	47,099,379	42,854,647	38,628,033	34,394,564	30,177,952	25,979,573	21,799,101	17,602,650	13,424,583	9,239,754	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	10,425,967	9,625,121	8,827,670	8,030,750	7,236,056	6,444,776	5,656,908	4,872,453	4,091,411	3,313,781	2,539,564	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	12,171,099	11,236,774	10,306,411	9,376,779	8,449,634	7,526,469	6,607,285	5,692,084	4,780,864	3,873,624	2,970,367	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	7,928,962	7,287,091	6,647,295	6,010,228	5,375,889	4,744,277	4,115,393	3,489,236	2,865,809	2,245,108	1,627,134	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	9,523,719	8,753,606	7,985,847	7,221,361	6,460,149	5,702,209	4,947,543	4,196,150	3,448,031	2,703,185	1,961,612	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	11,118,478	10,220,121	9,324,398	8,432,494	7,544,408	6,660,141	5,779,694	4,903,065	4,030,254	3,161,263	2,296,091	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,911 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH (Residual land values)	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	923,178	874,121	825,270	776,625	728,185	679,950	631,920	584,097	536,477	489,063	441,856	15%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,847,233	1,749,122	1,651,420	1,554,129	1,457,248	1,360,779	1,264,719	1,169,071	1,073,834	979,006	884,589	15%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,157,067	3,936,314	3,716,485	3,497,581	3,279,600	3,062,543	2,846,410	2,631,201	2,416,916	2,203,555	1,991,117	10%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,652,187	1,550,429	1,449,099	1,348,197	1,247,723	1,147,679	1,048,063	948,875	850,114	751,783	653,880	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,316,150	2,173,682	2,031,813	1,890,544	1,749,875	1,609,805	1,470,335	1,331,465	1,193,195	1,055,524	918,453	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,974,332	2,791,167	2,608,773	2,427,150	2,246,298	2,066,218	1,886,908	1,708,369	1,530,602	1,353,605	1,177,380	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	9,332,456	8,756,353	8,182,674	7,611,421	7,042,594	6,476,192	5,912,215	5,350,664	4,791,538	4,234,837	3,680,562	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	21,466,310	20,131,508	18,802,327	17,478,767	16,160,828	14,848,509	13,541,813	12,240,736	10,945,280	9,655,445	8,371,231	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	53,261,722	49,645,648	46,044,848	42,459,319	38,889,062	35,334,076	31,794,364	28,269,923	24,760,754	21,253,205	17,755,364	40%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	89,291,094	82,015,040	74,769,885	67,552,352	60,331,213	53,141,139	45,939,448	38,743,525	31,529,417	24,302,342	17,060,898	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	41,518,080	38,532,075	35,558,731	32,598,047	29,650,025	26,714,663	23,791,119	20,865,006	17,951,624	15,050,974	12,163,058	15%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	61,255,734	56,331,157	51,423,285	46,513,557	41,624,863	36,757,204	31,892,910	27,033,389	22,189,842	17,331,594	12,473,751	30%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	28,788,781	27,371,147	25,959,508	24,553,864	23,153,532	21,757,758	20,367,988	18,984,221	17,606,458	16,234,699	14,868,942	45%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,583,868	8,408,241	8,233,353	8,059,205	7,885,796	7,713,127	7,541,197	7,370,006	7,199,556	7,029,844	6,860,871	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	9,947,517	9,362,065	8,779,077	8,198,554	7,620,497	7,044,904	6,471,775	5,901,113	5,332,913	4,767,180	4,203,911	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	22,614,052	21,227,116	19,846,046	18,470,839	17,101,496	15,738,019	14,380,404	13,028,654	11,682,767	10,342,745	9,008,587	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	35,462,867	32,978,772	30,505,186	28,042,109	25,589,542	23,147,485	20,715,936	18,294,897	15,873,807	13,460,280	11,057,323	45%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	51,155,055	47,158,351	43,178,606	39,215,819	35,269,990	31,341,121	27,429,209	23,534,255	19,656,261	15,777,259	11,901,208	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	13,275,817	12,373,236	11,474,471	10,579,523	9,688,394	8,801,080	7,917,584	7,037,906	6,162,044	5,289,999	4,421,772	45%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	36,587,606	34,103,495	31,629,894	29,166,803	26,714,221	24,272,149	21,840,585	19,419,530	17,008,986	14,602,044	12,199,071	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	73,270,851	67,383,805	61,502,570	55,617,365	49,728,718	43,816,794	37,878,024	31,965,030	26,077,808	20,216,362	14,380,691	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	26,743,590	25,000,260	23,261,642	21,530,408	19,806,560	18,090,097	16,381,019	14,679,327	12,985,021	11,298,099	9,618,562	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	61,251,150	56,349,528	51,484,194	46,635,152	41,827,021	37,026,150	32,265,639	27,546,342	22,868,261	18,231,394	13,597,518	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	13,555,271	12,910,015	12,270,020	11,635,289	11,005,822	10,381,618	9,762,677	9,148,998	8,540,583	7,937,431	7,339,542	30%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	50,754,354	46,948,632	43,159,048	39,385,599	35,628,284	31,887,105	28,162,062	24,453,154	20,756,475	17,053,463	13,366,705	20%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	52,546,356	48,742,733	44,953,149	41,179,699	37,422,384	33,681,206	29,956,163	26,247,255	22,554,483	18,874,939	15,188,181	30%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	38,390,508	35,992,116	33,603,869	31,225,766	28,857,809	26,499,997	24,152,330	21,814,808	19,487,430	17,170,198	14,863,111	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	75,513,726	69,178,974	62,837,534	56,472,289	50,065,916	43,600,882	37,134,687	30,696,635	24,286,726	17,904,960	11,551,338	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	103,118,933	96,140,243	89,191,064	82,271,398	75,377,080	68,486,822	61,626,206	54,769,949	47,929,670	41,076,318	34,207,036	40%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,594,765	7,360,596	7,127,412	6,895,214	6,664,002	6,433,777	6,204,536	5,976,282	5,749,014	5,522,732	5,297,436	30%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	77,024,366	72,266,348	67,528,519	62,810,877	58,113,423	53,436,158	48,779,079	44,142,189	39,525,486	34,928,972	30,352,645	45%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	48,944,959	45,956,721	42,979,035	40,009,897	37,053,369	34,109,453	31,178,148	28,259,455	25,353,373	22,459,902	19,579,042	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	77,866,575	71,625,696	65,378,268	59,140,560	52,929,577	46,745,321	40,587,790	34,456,986	28,352,907	22,275,555	16,181,741	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	252,495,276	232,767,269	213,122,045	193,451,142	173,818,456	154,172,858	134,461,611	114,631,351	94,602,708	74,397,136	54,280,419	20%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	7,978,828	7,428,973	6,881,442	6,336,236	5,793,357	5,252,801	4,714,571	4,178,667	3,644,982	3,110,714	2,578,784	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	14,557,413	13,650,910	12,748,224	11,849,356	10,954,304	10,063,070	9,175,653	8,292,052	7,412,270	6,536,304	5,664,155	45%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	62,044,516	56,975,525	51,905,084	46,853,013	41,821,240	36,779,659	31,759,866	26,761,860	21,749,319	16,753,868	11,741,165	45%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	64,038,804	58,943,446	53,848,845	48,763,690	43,700,322	38,658,742	33,638,949	28,640,943	23,657,073	18,661,622	13,678,029	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	26,184,767	24,412,697	22,648,122	20,891,042	19,141,455	17,399,364	15,664,766	13,937,663	12,218,054	10,502,829	8,788,564	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	60,872,077	56,114,059	51,376,230	46,658,588	41,961,135	37,283,869	32,615,883	27,948,114	23,300,669	18,663,071	14,016,584	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	12,187,111	11,294,564	10,405,795	9,520,805	8,639,593	7,762,161	6,884,951	6,010,262	5,139,373	4,272,284	3,408,994	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	14,225,767	13,184,458	12,147,558	11,115,065	10,086,980	9,063,304	8,040,003	7,019,529	6,003,486	4,991,878	3,984,703	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	9,344,167	8,631,174	7,921,202	7,214,253	6,508,661	5,803,918	5,102,213	4,403,548	3,707,921	3,015,333	2,325,785	40%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	11,221,966	10,366,368	9,514,398	8,666,055	7,819,475	6,973,779	6,131,728	5,293,324	4,458,567	3,627,456	2,799,992	45%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	13,099,764	12,101,564	11,107,595	10,117,855	9,130,290	8,143,639	7,161,242	6,183,100	5,209,212	4,239,578	3,274,200	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH (Residual land values)	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Low density housing scheme (2 houses)	2	£458,581	923,178	874,121	825,270	776,625	728,185	679,950	631,920	584,097	536,477	489,063	441,856	45%
2	Low density housing scheme (4 houses)	4	£917,161	1,847,233	1,749,122	1,651,420	1,554,129	1,457,248	1,360,779	1,264,719	1,169,071	1,073,834	979,006	884,589	45%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,157,067	3,936,314	3,716,485	3,497,581	3,279,600	3,062,543	2,846,410	2,631,201	2,416,916	2,203,555	1,991,117	45%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,652,187	1,550,429	1,449,099	1,348,197	1,247,723	1,147,679	1,048,063	948,875	850,114	751,783	653,880	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,316,150	2,173,682	2,031,813	1,890,544	1,749,875	1,609,805	1,470,335	1,331,465	1,193,195	1,055,524	918,453	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,974,332	2,791,167	2,608,773	2,427,150	2,246,298	2,066,218	1,886,908	1,708,369	1,530,602	1,353,605	1,177,380	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	9,332,456	8,756,353	8,182,674	7,611,421	7,042,594	6,476,192	5,912,215	5,350,664	4,791,538	4,234,837	3,680,562	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	21,466,310	20,131,508	18,802,327	17,478,767	16,160,828	14,848,509	13,541,813	12,240,736	10,945,280	9,655,445	8,371,231	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	53,261,722	49,645,648	46,044,848	42,459,319	38,889,062	35,334,076	31,794,364	28,269,923	24,760,754	21,253,205	17,755,364	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	89,291,094	82,015,040	74,769,885	67,552,352	60,331,213	53,141,139	45,939,448	38,743,525	31,529,417	24,302,342	17,060,898	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	41,518,080	38,532,075	35,558,731	32,598,047	29,650,025	26,714,663	23,791,119	20,865,006	17,951,624	15,050,974	12,163,058	35%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	61,255,734	56,331,157	51,423,285	46,513,557	41,624,863	36,757,204	31,892,910	27,033,389	22,189,842	17,331,594	12,473,751	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	28,788,781	27,371,147	25,959,508	24,553,864	23,153,532	21,757,758	20,367,988	18,984,221	17,606,458	16,234,699	14,868,942	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,583,868	8,408,241	8,233,353	8,059,205	7,885,796	7,713,127	7,541,197	7,370,006	7,199,556	7,029,844	6,860,871	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	9,947,517	9,362,065	8,779,077	8,198,554	7,620,497	7,044,904	6,471,775	5,901,113	5,332,913	4,767,180	4,203,911	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	22,614,052	21,227,116	19,846,046	18,470,839	17,101,496	15,738,019	14,380,404	13,028,654	11,682,767	10,342,745	9,008,587	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	35,462,867	32,978,772	30,505,186	28,042,109	25,589,542	23,147,485	20,715,936	18,294,897	15,873,807	13,460,280	11,057,323	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	51,155,055	47,158,351	43,178,606	39,215,819	35,269,990	31,341,121	27,429,209	23,534,255	19,656,261	15,777,259	11,901,208	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	13,275,817	12,373,236	11,474,471	10,579,523	9,688,394	8,801,080	7,917,584	7,037,906	6,162,044	5,289,999	4,421,772	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	36,587,606	34,103,495	31,629,894	29,166,803	26,714,221	24,272,149	21,840,585	19,419,530	17,008,986	14,602,044	12,199,071	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	73,270,851	67,383,805	61,502,570	55,617,365	49,728,718	43,816,794	37,878,024	31,965,030	26,077,808	20,216,362	14,380,691	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	26,743,590	25,000,260	23,261,642	21,530,408	19,806,560	18,090,097	16,381,019	14,679,327	12,985,021	11,298,099	9,618,562	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	61,251,150	56,349,528	51,484,194	46,635,152	41,827,021	37,026,150	32,265,639	27,546,342	22,868,261	18,231,394	13,597,518	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	13,555,271	12,910,015	12,270,020	11,635,289	11,005,822	10,381,618	9,762,677	9,148,998	8,540,583	7,937,431	7,339,542	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	50,754,354	46,948,632	43,159,048	39,385,599	35,628,284	31,887,105	28,162,062	24,453,154	20,756,475	17,053,463	13,366,705	35%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	52,546,356	48,742,733	44,953,149	41,179,699	37,422,384	33,681,206	29,956,163	26,247,255	22,554,483	18,874,939	15,188,181	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	38,390,508	35,992,116	33,603,869	31,225,766	28,857,809	26,499,997	24,152,330	21,814,808	19,487,430	17,170,198	14,863,111	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	75,513,726	69,178,974	62,837,534	56,472,289	50,065,916	43,600,882	37,134,687	30,696,635	24,286,726	17,904,960	11,551,338	30%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	103,118,933	96,140,243	89,191,064	82,271,398	75,377,080	68,486,822	61,626,206	54,769,949	47,929,670	41,076,318	34,207,036	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,594,765	7,360,596	7,127,412	6,895,214	6,664,002	6,433,777	6,204,536	5,976,282	5,749,014	5,522,732	5,297,436	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	77,024,366	72,266,348	67,528,519	62,810,877	58,113,423	53,436,158	48,779,079	44,142,189	39,525,486	34,928,972	30,352,645	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	48,944,959	45,956,721	42,979,035	40,009,897	37,053,369	34,109,453	31,178,148	28,259,455	25,353,373	22,459,902	19,579,042	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	77,866,575	71,625,696	65,378,268	59,140,560	52,929,577	46,745,321	40,587,790	34,456,986	28,352,907	22,275,555	16,181,741	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	252,495,276	232,767,269	213,122,045	193,451,142	173,818,456	154,172,858	134,461,611	114,631,351	94,602,708	74,397,136	54,280,419	35%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	7,978,828	7,428,973	6,881,442	6,336,236	5,793,357	5,252,801	4,714,571	4,178,667	3,644,982	3,110,714	2,578,784	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	14,557,413	13,650,910	12,748,224	11,849,356	10,954,304	10,063,070	9,175,653	8,292,052	7,412,270	6,536,304	5,664,155	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	62,044,516	56,975,525	51,905,084	46,853,013	41,821,240	36,779,659	31,759,866	26,761,860	21,749,319	16,753,868	11,741,165	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	64,038,804	58,943,446	53,848,845	48,763,690	43,700,322	38,658,742	33,638,949	28,640,943	23,657,073	18,661,622	13,678,029	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	26,184,767	24,412,697	22,648,122	20,891,042	19,141,455	17,399,364	15,664,766	13,937,663	12,218,054	10,502,829	8,788,564	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	60,872,077	56,114,059	51,376,230	46,658,588	41,961,135	37,283,869	32,615,883	27,948,114	23,300,669	18,663,071	14,016,584	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	12,187,111	11,294,564	10,405,795	9,520,805	8,639,593	7,762,161	6,884,951	6,010,262	5,139,373	4,272,284	3,408,994	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	14,225,767	13,184,458	12,147,558	11,115,065	10,086,980	9,063,304	8,040,003	7,019,529	6,003,486	4,991,878	3,984,703	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	9,344,167	8,631,174	7,921,202	7,214,253	6,508,661	5,803,918	5,102,213	4,403,548	3,707,921	3,015,333	2,325,785	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	11,221,966	10,366,368	9,514,398	8,666,055	7,819,475	6,973,779	6,131,728	5,293,324	4,458,567	3,627,456	2,799,992	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	13,099,764	12,101,564	11,107,595	10,117,855	9,130,290	8,143,639	7,161,242	6,183,100	5,209,212	4,239,578	3,274,200	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH (Residual land values)	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Low density housing scheme (2 houses)	2	£304,434	923,178	874,121	825,270	776,625	728,185	679,950	631,920	584,097	536,477	489,063	441,856	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,847,233	1,749,122	1,651,420	1,554,129	1,457,248	1,360,779	1,264,719	1,169,071	1,073,834	979,006	884,589	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,157,067	3,936,314	3,716,485	3,497,581	3,279,600	3,062,543	2,846,410	2,631,201	2,416,916	2,203,555	1,991,117	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,652,187	1,550,429	1,449,099	1,348,197	1,247,723	1,147,679	1,048,063	948,875	850,114	751,783	653,880	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,316,150	2,173,682	2,031,813	1,890,544	1,749,875	1,609,805	1,470,335	1,331,465	1,193,195	1,055,524	918,453	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,974,332	2,791,167	2,608,773	2,427,150	2,246,298	2,066,218	1,886,908	1,708,369	1,530,602	1,353,605	1,177,380	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	9,332,456	8,756,353	8,182,674	7,611,421	7,042,594	6,476,192	5,912,215	5,350,664	4,791,538	4,234,837	3,680,562	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	21,466,310	20,131,508	18,802,327	17,478,767	16,160,828	14,848,509	13,541,813	12,240,736	10,945,280	9,655,445	8,371,231	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	53,261,722	49,645,648	46,044,848	42,459,319	38,889,062	35,334,076	31,794,364	28,269,923	24,760,754	21,253,205	17,755,364	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	89,291,094	82,015,040	74,769,885	67,552,352	60,331,213	53,141,139	45,939,448	38,743,525	31,529,417	24,302,342	17,060,898	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	41,518,080	38,532,075	35,558,731	32,598,047	29,650,025	26,714,663	23,791,119	20,865,006	17,951,624	15,050,974	12,163,058	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	61,255,734	56,331,157	51,423,285	46,513,557	41,624,863	36,757,204	31,892,910	27,033,389	22,189,842	17,331,594	12,473,751	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	28,788,781	27,371,147	25,959,508	24,553,864	23,153,532	21,757,758	20,367,988	18,984,221	17,606,458	16,234,699	14,868,942	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,583,868	8,408,241	8,233,353	8,059,205	7,885,796	7,713,127	7,541,197	7,370,006	7,199,556	7,029,844	6,860,871	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	9,947,517	9,362,065	8,779,077	8,198,554	7,620,497	7,044,904	6,471,775	5,901,113	5,332,913	4,767,180	4,203,911	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	22,614,052	21,227,116	19,846,046	18,470,839	17,101,496	15,738,019	14,380,404	13,028,654	11,682,767	10,342,745	9,008,587	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	35,462,867	32,978,772	30,505,186	28,042,109	25,589,542	23,147,485	20,715,936	18,294,897	15,873,807	13,460,280	11,057,323	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	51,155,055	47,158,351	43,178,606	39,215,819	35,269,990	31,341,121	27,429,209	23,534,255	19,656,261	15,777,259	11,901,208	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	13,275,817	12,373,236	11,474,471	10,579,523	9,688,394	8,801,080	7,917,584	7,037,906	6,162,044	5,289,999	4,421,772	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	36,587,606	34,103,495	31,629,894	29,166,803	26,714,221	24,272,149	21,840,585	19,419,530	17,008,986	14,602,044	12,199,071	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	73,270,851	67,383,805	61,502,570	55,617,365	49,728,718	43,816,794	37,878,024	31,965,030	26,077,808	20,216,362	14,380,691	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	26,743,590	25,000,260	23,261,642	21,530,408	19,806,560	18,090,097	16,381,019	14,679,327	12,985,021	11,298,099	9,618,562	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	61,251,150	56,349,528	51,484,194	46,635,152	41,827,021	37,026,150	32,265,639	27,546,342	22,868,261	18,231,394	13,597,518	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	13,555,271	12,910,015	12,270,020	11,635,289	11,005,822	10,381,618	9,762,677	9,148,998	8,540,583	7,937,431	7,339,542	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	50,754,354	46,948,632	43,159,048	39,385,599	35,628,284	31,887,105	28,162,062	24,453,154	20,756,475	17,053,463	13,366,705	45%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	52,546,356	48,742,733	44,953,149	41,179,699	37,422,384	33,681,206	29,956,163	26,247,255	22,554,483	18,874,939	15,188,181	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	38,390,508	35,992,116	33,603,869	31,225,766	28,857,809	26,499,997	24,152,330	21,814,808	19,487,430	17,170,198	14,863,111	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	75,513,726	69,178,974	62,837,534	56,472,289	50,065,916	43,600,882	37,134,687	30,696,635	24,286,726	17,904,960	11,551,338	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	103,118,933	96,140,243	89,191,064	82,271,398	75,377,080	68,486,822	61,626,206	54,769,949	47,929,670	41,076,318	34,207,036	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,594,765	7,360,596	7,127,412	6,895,214	6,664,002	6,433,777	6,204,536	5,976,282	5,749,014	5,522,732	5,297,436	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	77,024,366	72,266,348	67,528,519	62,810,877	58,113,423	53,436,158	48,779,079	44,142,189	39,525,486	34,928,972	30,352,645	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	48,944,959	45,956,721	42,979,035	40,009,897	37,053,369	34,109,453	31,178,148	28,259,455	25,353,373	22,459,902	19,579,042	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	77,866,575	71,625,696	65,378,268	59,140,560	52,929,577	46,745,321	40,587,790	34,456,986	28,352,907	22,275,555	16,181,741	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	252,495,276	232,767,269	213,122,045	193,451,142	173,818,456	154,172,858	134,461,611	114,631,351	94,602,708	74,397,136	54,280,419	45%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	7,978,828	7,428,973	6,881,442	6,336,236	5,793,357	5,252,801	4,714,571	4,178,667	3,644,982	3,110,714	2,578,784	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	14,557,413	13,650,910	12,748,224	11,849,356	10,954,304	10,063,070	9,175,653	8,292,052	7,412,270	6,536,304	5,664,155	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	62,044,516	56,975,525	51,905,084	46,853,013	41,821,240	36,779,659	31,759,866	26,761,860	21,749,319	16,753,868	11,741,165	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	64,038,804	58,943,446	53,848,845	48,763,690	43,700,322	38,658,742	33,638,949	28,640,943	23,657,073	18,661,622	13,678,029	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	26,184,767	24,412,697	22,648,122	20,891,042	19,141,455	17,399,364	15,664,766	13,937,663	12,218,054	10,502,829	8,788,564	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	60,872,077	56,114,059	51,376,230	46,658,588	41,961,135	37,283,869	32,615,883	27,948,114	23,300,669	18,663,071	14,016,584	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	12,187,111	11,294,564	10,405,795	9,520,805	8,639,593	7,762,161	6,884,951	6,010,262	5,139,373	4,272,284	3,408,994	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	14,225,767	13,184,458	12,147,558	11,115,065	10,086,980	9,063,304	8,040,003	7,019,529	6,003,486	4,991,878	3,984,703	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	9,344,167	8,631,174	7,921,202	7,214,253	6,508,661	5,803,918	5,102,213	4,403,548	3,707,921	3,015,333	2,325,785	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	11,221,966	10,366,368	9,514,398	8,666,055	7,819,475	6,973,779	6,131,728	5,293,324	4,458,567	3,627,456	2,799,992	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	13,099,764	12,101,564	11,107,595	10,117,855	9,130,290	8,143,639	7,161,242	6,183,100	5,209,212	4,239,578	3,274,200	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH (Residual land values)	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Low density housing scheme (2 houses)	2	£25,000	923,178	874,121	825,270	776,625	728,185	679,950	631,920	584,097	536,477	489,063	441,856	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,847,233	1,749,122	1,651,420	1,554,129	1,457,248	1,360,779	1,264,719	1,169,071	1,073,834	979,006	884,589	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,157,067	3,936,314	3,716,485	3,497,581	3,279,600	3,062,543	2,846,410	2,631,201	2,416,916	2,203,555	1,991,117	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,652,187	1,550,429	1,449,099	1,348,197	1,247,723	1,147,679	1,048,063	948,875	850,114	751,783	653,880	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,316,150	2,173,682	2,031,813	1,890,544	1,749,875	1,609,805	1,470,335	1,331,465	1,193,195	1,055,524	918,453	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,974,332	2,791,167	2,608,773	2,427,150	2,246,298	2,066,218	1,886,908	1,708,369	1,530,602	1,353,605	1,177,380	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	9,332,456	8,756,353	8,182,674	7,611,421	7,042,594	6,476,192	5,912,215	5,350,664	4,791,538	4,234,837	3,680,562	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	21,466,310	20,131,508	18,802,327	17,478,767	16,160,828	14,848,509	13,541,813	12,240,736	10,945,280	9,655,445	8,371,231	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	53,261,722	49,645,648	46,044,848	42,459,319	38,889,062	35,334,076	31,794,364	28,269,923	24,760,754	21,253,205	17,755,364	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	89,291,094	82,015,040	74,769,885	67,552,352	60,331,213	53,141,139	45,939,448	38,743,525	31,529,417	24,302,342	17,060,898	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	41,518,080	38,532,075	35,558,731	32,598,047	29,650,025	26,714,663	23,791,119	20,865,006	17,951,624	15,050,974	12,163,058	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	61,255,734	56,331,157	51,423,285	46,513,557	41,624,863	36,757,204	31,892,910	27,033,389	22,189,842	17,331,594	12,473,751	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	28,788,781	27,371,147	25,959,508	24,553,864	23,153,532	21,757,758	20,367,988	18,984,221	17,606,458	16,234,699	14,868,942	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,583,868	8,408,241	8,233,353	8,059,205	7,885,796	7,713,127	7,541,197	7,370,006	7,199,556	7,029,844	6,860,871	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	9,947,517	9,362,065	8,779,077	8,198,554	7,620,497	7,044,904	6,471,775	5,901,113	5,332,913	4,767,180	4,203,911	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	22,614,052	21,227,116	19,846,046	18,470,839	17,101,496	15,738,019	14,380,404	13,028,654	11,682,767	10,342,745	9,008,587	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	35,462,867	32,978,772	30,505,186	28,042,109	25,589,542	23,147,485	20,715,936	18,294,897	15,873,807	13,460,280	11,057,323	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	51,155,055	47,158,351	43,178,606	39,215,819	35,269,990	31,341,121	27,429,209	23,534,255	19,656,261	15,777,259	11,901,208	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	13,275,817	12,373,236	11,474,471	10,579,523	9,688,394	8,801,080	7,917,584	7,037,906	6,162,044	5,289,999	4,421,772	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	36,587,606	34,103,495	31,629,894	29,166,803	26,714,221	24,272,149	21,840,585	19,419,530	17,008,986	14,602,044	12,199,071	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	73,270,851	67,383,805	61,502,570	55,617,365	49,728,718	43,816,794	37,878,024	31,965,030	26,077,808	20,216,362	14,380,691	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	26,743,590	25,000,260	23,261,642	21,530,408	19,806,560	18,090,097	16,381,019	14,679,327	12,985,021	11,298,099	9,618,562	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	61,251,150	56,349,528	51,484,194	46,635,152	41,827,021	37,026,150	32,265,639	27,546,342	22,868,261	18,231,394	13,597,518	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	13,555,271	12,910,015	12,270,020	11,635,289	11,005,822	10,381,618	9,762,677	9,148,998	8,540,583	7,937,431	7,339,542	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	50,754,354	46,948,632	43,159,048	39,385,599	35,628,284	31,887,105	28,162,062	24,453,154	20,756,475	17,053,463	13,366,705	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	52,546,356	48,742,733	44,953,149	41,179,699	37,422,384	33,681,206	29,956,163	26,247,255	22,554,483	18,874,939	15,188,181	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	38,390,508	35,992,116	33,603,869	31,225,766	28,857,809	26,499,997	24,152,330	21,814,808	19,487,430	17,170,198	14,863,111	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	75,513,726	69,178,974	62,837,534	56,472,289	50,065,916	43,600,882	37,134,687	30,696,635	24,286,726	17,904,960	11,551,338	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	103,118,933	96,140,243	89,191,064	82,271,398	75,377,080	68,486,822	61,626,206	54,769,949	47,929,670	41,076,318	34,207,036	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,594,765	7,360,596	7,127,412	6,895,214	6,664,002	6,433,777	6,204,536	5,976,282	5,749,014	5,522,732	5,297,436	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	77,024,366	72,266,348	67,528,519	62,810,877	58,113,423	53,436,158	48,779,079	44,142,189	39,525,486	34,928,972	30,352,645	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	48,944,959	45,956,721	42,979,035	40,009,897	37,053,369	34,109,453	31,178,148	28,259,455	25,353,373	22,459,902	19,579,042	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	77,866,575	71,625,696	65,378,268	59,140,560	52,929,577	46,745,321	40,587,790	34,456,986	28,352,907	22,275,555	16,181,741	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	252,495,276	232,767,269	213,122,045	193,451,142	173,818,456	154,172,858	134,461,611	114,631,351	94,602,708	74,397,136	54,280,419	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	7,978,828	7,428,973	6,881,442	6,336,236	5,793,357	5,252,801	4,714,571	4,178,667	3,644,982	3,110,714	2,578,784	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	14,557,413	13,650,910	12,748,224	11,849,356	10,954,304	10,063,070	9,175,653	8,292,052	7,412,270	6,536,304	5,664,155	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	62,044,516	56,975,525	51,905,084	46,853,013	41,821,240	36,779,659	31,759,866	26,761,860	21,749,319	16,753,868	11,741,165	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	64,038,804	58,943,446	53,848,845	48,763,690	43,700,322	38,658,742	33,638,949	28,640,943	23,657,073	18,661,622	13,678,029	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	26,184,767	24,412,697	22,648,122	20,891,042	19,141,455	17,399,364	15,664,766	13,937,663	12,218,054	10,502,829	8,788,564	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	60,872,077	56,114,059	51,376,230	46,658,588	41,961,135	37,283,869	32,615,883	27,948,114	23,300,669	18,663,071	14,016,584	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	12,187,111	11,294,564	10,405,795	9,520,805	8,639,593	7,762,161	6,884,951	6,010,262	5,139,373	4,272,284	3,408,994	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	14,225,767	13,184,458	12,147,558	11,115,065	10,086,980	9,063,304	8,040,003	7,019,529	6,003,486	4,991,878	3,984,703	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	9,344,167	8,631,174	7,921,202	7,214,253	6,508,661	5,803,918	5,102,213	4,403,548	3,707,921	3,015,333	2,325,785	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	11,221,966	10,366,368	9,514,398	8,666,055	7,819,475	6,973,779	6,131,728	5,293,324	4,458,567	3,627,456	2,799,992	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	13,099,764	12,101,564	11,107,595	10,117,855	9,130,290	8,143,639	7,161,242	6,183,100	5,209,212	4,239,578	3,274,200	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £12,688 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
								Residual land values							
1	Low density housing scheme (2 houses)	2	£771,878	1,013,659	959,892	906,349	853,033	799,940	747,073	694,430	642,013	589,821	537,853	486,111	20%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,028,198	1,920,663	1,813,578	1,706,943	1,600,758	1,495,024	1,389,739	1,284,905	1,180,520	1,076,585	973,101	20%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,564,236	4,322,282	4,081,342	3,841,413	3,602,498	3,364,595	3,127,704	2,891,826	2,656,960	2,423,108	2,190,268	20%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,844,462	1,732,691	1,621,392	1,510,562	1,400,203	1,290,315	1,180,896	1,071,947	963,469	855,461	747,923	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,585,334	2,428,850	2,273,024	2,117,856	1,963,347	1,809,495	1,656,302	1,503,768	1,351,892	1,200,674	1,050,114	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,320,426	3,119,240	2,918,901	2,719,408	2,520,762	2,322,962	2,126,008	1,929,901	1,734,640	1,540,226	1,346,658	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	10,431,642	9,798,305	9,167,633	8,539,625	7,914,282	7,291,605	6,671,591	6,054,242	5,439,558	4,827,539	4,218,185	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	24,054,669	22,585,095	21,121,704	19,664,497	18,213,476	16,768,639	15,329,987	13,897,520	12,471,236	11,051,138	9,637,224	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	60,489,425	56,508,331	52,534,812	48,575,321	44,632,679	40,706,888	36,797,945	32,905,853	29,030,609	25,172,215	21,330,670	45%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	103,731,938	95,734,369	87,770,712	79,833,523	71,902,603	64,005,751	56,113,259	48,240,902	40,351,562	32,449,171	24,507,663	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	47,499,083	44,201,653	40,918,185	37,648,681	34,393,141	31,151,564	27,923,951	24,710,301	21,510,615	18,306,404	15,115,964	25%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	71,358,067	65,907,472	60,479,994	55,075,629	49,694,383	44,323,029	38,956,466	33,613,158	28,270,797	22,934,987	17,592,913	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	31,544,800	29,981,918	28,425,638	26,875,961	25,332,887	23,796,414	22,266,543	20,743,274	19,226,608	17,716,545	16,213,083	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,918,983	8,725,907	8,533,643	8,342,191	8,151,553	7,961,726	7,772,711	7,584,510	7,397,121	7,210,544	7,024,779	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,064,565	10,420,949	9,780,042	9,141,842	8,506,350	7,873,567	7,243,491	6,616,124	5,991,465	5,369,513	4,750,271	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	25,287,217	23,761,093	22,241,415	20,728,183	19,221,398	17,721,059	16,227,167	14,739,720	13,258,721	11,784,167	10,316,059	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	40,361,969	37,622,783	34,895,172	32,179,138	29,474,680	26,781,798	24,100,493	21,430,764	18,772,611	16,126,036	13,476,014	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	59,148,209	54,752,035	50,356,919	45,980,507	41,622,798	37,283,791	32,963,489	28,661,888	24,378,992	20,114,799	15,863,078	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	15,032,138	14,038,106	13,048,274	12,062,641	11,081,209	10,103,976	9,130,943	8,162,109	7,197,475	6,237,041	5,280,806	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	41,486,709	38,747,507	36,019,881	33,303,832	30,599,359	27,906,462	25,225,142	22,555,398	19,897,231	17,250,640	14,615,625	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	84,972,510	78,524,820	72,074,515	65,647,875	59,207,850	52,766,955	46,307,699	39,808,531	33,301,951	26,823,814	20,374,120	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	30,136,408	28,218,552	26,308,799	24,407,149	22,513,602	20,625,805	18,742,469	16,867,262	15,000,186	13,141,239	11,290,422	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	70,789,779	65,396,349	60,040,975	54,710,010	49,423,883	44,159,750	38,930,573	33,709,205	28,531,473	23,399,220	18,312,446	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	14,758,722	14,048,308	13,343,682	12,644,844	11,951,793	11,264,529	10,583,055	9,907,367	9,237,468	8,573,356	7,915,032	35%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	58,329,524	54,145,436	49,979,063	45,814,701	41,665,938	37,534,970	33,421,795	29,326,414	25,248,826	21,189,032	17,129,362	25%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	60,096,661	55,912,573	51,746,200	47,597,543	43,460,039	39,329,070	35,215,896	31,120,515	27,042,927	22,983,133	18,941,133	35%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	43,090,714	40,447,587	37,815,627	35,194,836	32,585,215	29,986,762	27,399,477	24,823,362	22,258,415	19,704,638	17,162,028	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	88,287,472	81,355,245	74,428,295	67,499,824	60,551,428	53,564,486	46,520,150	39,399,349	32,302,234	25,236,223	18,201,315	20%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	116,661,636	109,000,278	101,371,283	93,774,652	86,188,357	78,630,008	71,104,138	63,584,838	56,089,436	48,591,170	41,091,837	45%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	8,041,584	7,784,149	7,527,798	7,272,529	7,018,344	6,765,242	6,513,222	6,262,287	6,012,435	5,763,666	5,515,980	35%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	86,534,216	81,281,029	76,050,101	70,841,433	65,655,023	60,490,873	55,348,982	50,229,350	45,131,977	40,056,863	35,004,008	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	54,782,813	51,490,604	48,212,251	44,947,755	41,697,114	38,460,330	35,237,401	32,022,497	28,819,267	25,629,929	22,454,482	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	90,342,746	83,496,271	76,676,247	69,839,285	63,008,812	56,173,841	49,368,365	42,592,383	35,845,896	29,128,902	22,441,403	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	291,650,684	269,978,294	248,397,417	226,860,486	205,356,379	183,861,760	162,368,514	140,819,926	119,158,601	97,262,517	75,061,598	25%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	9,043,144	8,437,869	7,835,153	7,234,994	6,637,391	6,042,345	5,449,856	4,859,924	4,272,549	3,687,731	3,104,194	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	16,313,734	15,315,781	14,322,027	13,332,473	12,347,119	11,365,966	10,389,011	9,416,256	8,447,700	7,483,345	6,523,189	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	72,178,834	66,590,113	61,016,738	55,467,100	49,938,092	44,405,371	38,896,522	33,378,161	27,879,488	22,389,688	16,892,477	50%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	74,231,873	68,634,761	63,039,798	57,459,333	51,897,493	46,326,705	40,779,954	35,257,244	29,758,572	24,283,938	18,800,231	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	29,635,914	27,684,146	25,740,625	23,805,349	21,878,320	19,959,536	18,048,999	16,146,708	14,252,662	12,366,864	10,489,310	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	70,367,998	65,128,741	59,897,813	54,689,145	49,502,735	44,338,585	39,196,693	34,077,062	28,963,829	23,853,272	18,765,132	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	13,948,255	12,964,007	11,983,921	11,007,996	10,036,235	9,068,635	8,105,197	7,145,921	6,187,335	5,230,787	4,278,425	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	16,280,435	15,132,141	13,988,703	12,850,122	11,716,395	10,587,524	9,463,509	8,344,350	7,226,110	6,110,131	4,999,038	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	10,759,372	9,972,691	9,189,339	8,409,318	7,632,627	6,859,266	6,089,034	5,317,859	4,550,034	3,785,558	3,024,434	45%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	12,920,212	11,976,189	11,036,162	10,100,132	9,168,097	8,240,059	7,315,912	6,390,498	5,469,102	4,551,727	3,638,371	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	15,081,052	13,979,687	12,882,985	11,790,945	10,703,568	9,620,852	8,542,790	7,463,135	6,388,170	5,317,895	4,252,310	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
								Residual land values							
1	Low density housing scheme (2 houses)	2	£458,581	1,013,659	959,892	906,349	853,033	799,940	747,073	694,430	642,013	589,821	537,853	486,111	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,028,198	1,920,663	1,813,578	1,706,943	1,600,758	1,495,024	1,389,739	1,284,905	1,180,520	1,076,585	973,101	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,564,236	4,322,282	4,081,342	3,841,413	3,602,498	3,364,595	3,127,704	2,891,826	2,656,960	2,423,108	2,190,268	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,844,462	1,732,691	1,621,392	1,510,562	1,400,203	1,290,315	1,180,896	1,071,947	963,469	855,461	747,923	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,585,334	2,428,850	2,273,024	2,117,856	1,963,347	1,809,495	1,656,302	1,503,768	1,351,892	1,200,674	1,050,114	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,320,426	3,119,240	2,918,901	2,719,408	2,520,762	2,322,962	2,126,008	1,929,901	1,734,640	1,540,226	1,346,658	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	10,431,642	9,798,305	9,167,633	8,539,625	7,914,282	7,291,605	6,671,591	6,054,242	5,439,558	4,827,539	4,218,185	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	24,054,669	22,585,095	21,121,704	19,664,497	18,213,476	16,768,639	15,329,987	13,897,520	12,471,236	11,051,138	9,637,224	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	60,489,425	56,508,331	52,534,812	48,575,321	44,632,679	40,706,888	36,797,945	32,905,853	29,030,609	25,172,215	21,330,670	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	103,731,938	95,734,369	87,770,712	79,833,523	71,902,603	64,005,751	56,113,259	48,240,902	40,351,562	32,449,171	24,507,663	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	47,499,083	44,201,653	40,918,185	37,648,681	34,393,141	31,151,564	27,923,951	24,710,301	21,510,615	18,306,404	15,115,964	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	71,358,067	65,907,472	60,479,994	55,075,629	49,694,383	44,323,029	38,956,466	33,613,158	28,270,797	22,934,987	17,592,913	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	31,544,800	29,981,918	28,425,638	26,875,961	25,332,887	23,796,414	22,266,543	20,743,274	19,226,608	17,716,545	16,213,083	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,918,983	8,725,907	8,533,643	8,342,191	8,151,553	7,961,726	7,772,711	7,584,510	7,397,121	7,210,544	7,024,779	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,064,565	10,420,949	9,780,042	9,141,842	8,506,350	7,873,567	7,243,491	6,616,124	5,991,465	5,369,513	4,750,271	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	25,287,217	23,761,093	22,241,415	20,728,183	19,221,398	17,721,059	16,227,167	14,739,720	13,258,721	11,784,167	10,316,059	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	40,361,969	37,622,783	34,895,172	32,179,138	29,474,680	26,781,798	24,100,493	21,430,764	18,772,611	16,126,036	13,476,014	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	59,148,209	54,752,035	50,356,919	45,980,507	41,622,798	37,283,791	32,963,489	28,661,888	24,378,992	20,114,799	15,863,078	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	15,032,138	14,038,106	13,048,274	12,062,641	11,081,209	10,103,976	9,130,943	8,162,109	7,197,475	6,237,041	5,280,806	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	41,486,709	38,747,507	36,019,881	33,303,832	30,599,359	27,906,462	25,225,142	22,555,398	19,897,231	17,250,640	14,615,625	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	84,972,510	78,524,820	72,074,515	65,647,875	59,207,850	52,766,955	46,307,699	39,808,531	33,301,951	26,823,814	20,374,120	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	30,136,408	28,218,552	26,308,799	24,407,149	22,513,602	20,625,805	18,742,469	16,867,262	15,000,186	13,141,239	11,290,422	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	70,789,779	65,396,349	60,040,975	54,710,010	49,423,883	44,159,750	38,930,573	33,709,205	28,531,473	23,399,220	18,312,446	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	14,758,722	14,048,308	13,343,682	12,644,844	11,951,793	11,264,529	10,583,055	9,907,367	9,237,468	8,573,356	7,915,032	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	58,329,524	54,145,436	49,979,063	45,814,701	41,665,938	37,534,970	33,421,795	29,326,414	25,248,826	21,189,032	17,129,362	45%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	60,096,661	55,912,573	51,746,200	47,597,543	43,460,039	39,329,070	35,215,896	31,120,515	27,042,927	22,983,133	18,941,133	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	43,090,714	40,447,587	37,815,627	35,194,836	32,585,215	29,986,762	27,399,477	24,823,362	22,258,415	19,704,638	17,162,028	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	88,287,472	81,355,245	74,428,295	67,499,824	60,551,428	53,564,486	46,520,150	39,399,349	32,302,234	25,236,223	18,201,315	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	116,661,636	109,000,278	101,371,283	93,774,652	86,188,357	78,630,008	71,104,138	63,584,838	56,089,436	48,591,170	41,091,837	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,041,584	7,784,149	7,527,798	7,272,529	7,018,344	6,765,242	6,513,222	6,262,287	6,012,435	5,763,666	5,515,980	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	86,534,216	81,281,029	76,050,101	70,841,433	65,655,023	60,490,873	55,348,982	50,229,350	45,131,977	40,056,863	35,004,008	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	54,782,813	51,490,604	48,212,251	44,947,755	41,697,114	38,460,330	35,237,401	32,022,497	28,819,267	25,629,929	22,454,482	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	90,342,746	83,496,271	76,676,247	69,839,285	63,008,812	56,173,841	49,368,365	42,592,383	35,845,896	29,128,902	22,441,403	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	291,650,684	269,978,294	248,397,417	226,860,486	205,356,379	183,861,760	162,368,514	140,819,926	119,158,601	97,262,517	75,061,598	40%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	9,043,144	8,437,869	7,835,153	7,234,994	6,637,391	6,042,345	5,449,856	4,859,924	4,272,549	3,687,731	3,104,194	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	16,313,734	15,315,781	14,322,027	13,332,473	12,347,119	11,365,966	10,389,011	9,416,256	8,447,700	7,483,345	6,523,189	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	72,178,834	66,590,113	61,016,738	55,467,100	49,938,092	44,405,371	38,896,522	33,378,161	27,879,488	22,389,688	16,892,477	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	74,231,873	68,634,761	63,039,798	57,459,333	51,897,493	46,326,705	40,779,954	35,257,244	29,758,572	24,283,938	18,800,231	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	29,635,914	27,684,146	25,740,625	23,805,349	21,878,320	19,959,536	18,048,999	16,146,708	14,252,662	12,366,864	10,489,310	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	70,367,998	65,128,741	59,897,813	54,689,145	49,502,735	44,338,585	39,196,693	34,077,062	28,963,829	23,853,272	18,765,132	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	13,948,255	12,964,007	11,983,921	11,007,996	10,036,235	9,068,635	8,105,197	7,145,921	6,187,335	5,230,787	4,278,425	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	16,280,435	15,132,141	13,988,703	12,850,122	11,716,395	10,587,524	9,463,509	8,344,350	7,226,110	6,110,131	4,999,038	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	10,759,372	9,972,691	9,189,339	8,409,318	7,632,627	6,859,266	6,089,034	5,317,859	4,550,034	3,785,558	3,024,434	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	12,920,212	11,976,189	11,036,162	10,100,132	9,168,097	8,240,059	7,315,912	6,390,498	5,469,102	4,551,727	3,638,371	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	15,081,052	13,979,687	12,882,985	11,790,945	10,703,568	9,620,852	8,542,790	7,463,135	6,388,170	5,317,895	4,252,310	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
								Residual land values							
1	Low density housing scheme (2 houses)	2	£304,434	1,013,659	959,892	906,349	853,033	799,940	747,073	694,430	642,013	589,821	537,853	486,111	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,028,198	1,920,663	1,813,578	1,706,943	1,600,758	1,495,024	1,389,739	1,284,905	1,180,520	1,076,585	973,101	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,564,236	4,322,282	4,081,342	3,841,413	3,602,498	3,364,595	3,127,704	2,891,826	2,656,960	2,423,108	2,190,268	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,844,462	1,732,691	1,621,392	1,510,562	1,400,203	1,290,315	1,180,896	1,071,947	963,469	855,461	747,923	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,585,334	2,428,850	2,273,024	2,117,856	1,963,347	1,809,495	1,656,302	1,503,768	1,351,892	1,200,674	1,050,114	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,320,426	3,119,240	2,918,901	2,719,408	2,520,762	2,322,962	2,126,008	1,929,901	1,734,640	1,540,226	1,346,658	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	10,431,642	9,798,305	9,167,633	8,539,625	7,914,282	7,291,605	6,671,591	6,054,242	5,439,558	4,827,539	4,218,185	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	24,054,669	22,585,095	21,121,704	19,664,497	18,213,476	16,768,639	15,329,987	13,897,520	12,471,236	11,051,138	9,637,224	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	60,489,425	56,508,331	52,534,812	48,575,321	44,632,679	40,706,888	36,797,945	32,905,853	29,030,609	25,172,215	21,330,670	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	103,731,938	95,734,369	87,770,712	79,833,523	71,902,603	64,005,751	56,113,259	48,240,902	40,351,562	32,449,171	24,507,663	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	47,499,083	44,201,653	40,918,185	37,648,681	34,393,141	31,151,564	27,923,951	24,710,301	21,510,615	18,306,404	15,115,964	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	71,358,067	65,907,472	60,479,994	55,075,629	49,694,383	44,323,029	38,956,466	33,613,158	28,270,797	22,934,987	17,592,913	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	31,544,800	29,981,918	28,425,638	26,875,961	25,332,887	23,796,414	22,266,543	20,743,274	19,226,608	17,716,545	16,213,083	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,918,983	8,725,907	8,533,643	8,342,191	8,151,553	7,961,726	7,772,711	7,584,510	7,397,121	7,210,544	7,024,779	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,064,565	10,420,949	9,780,042	9,141,842	8,506,350	7,873,567	7,243,491	6,616,124	5,991,465	5,369,513	4,750,271	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	25,287,217	23,761,093	22,241,415	20,728,183	19,221,398	17,721,059	16,227,167	14,739,720	13,258,721	11,784,167	10,316,059	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	40,361,969	37,622,783	34,895,172	32,179,138	29,474,680	26,781,798	24,100,493	21,430,764	18,772,611	16,126,036	13,476,014	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	59,148,209	54,752,035	50,356,919	45,980,507	41,622,798	37,283,791	32,963,489	28,661,888	24,378,992	20,114,799	15,863,078	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	15,032,138	14,038,106	13,048,274	12,062,641	11,081,209	10,103,976	9,130,943	8,162,109	7,197,475	6,237,041	5,280,806	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	41,486,709	38,747,507	36,019,881	33,303,832	30,599,359	27,906,462	25,225,142	22,555,398	19,897,231	17,250,640	14,615,625	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	84,972,510	78,524,820	72,074,515	65,647,875	59,207,850	52,766,955	46,307,699	39,808,531	33,301,951	26,823,814	20,374,120	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	30,136,408	28,218,552	26,308,799	24,407,149	22,513,602	20,625,805	18,742,469	16,867,262	15,000,186	13,141,239	11,290,422	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	70,789,779	65,396,349	60,040,975	54,710,010	49,423,883	44,159,750	38,930,573	33,709,205	28,531,473	23,399,220	18,312,446	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	14,758,722	14,048,308	13,343,682	12,644,844	11,951,793	11,264,529	10,583,055	9,907,367	9,237,468	8,573,356	7,915,032	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	58,329,524	54,145,436	49,979,063	45,814,701	41,665,938	37,534,970	33,421,795	29,326,414	25,248,826	21,189,032	17,129,362	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	60,096,661	55,912,573	51,746,200	47,597,543	43,460,039	39,329,070	35,215,896	31,120,515	27,042,927	22,983,133	18,941,133	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	43,090,714	40,447,587	37,815,627	35,194,836	32,585,215	29,986,762	27,399,477	24,823,362	22,258,415	19,704,638	17,162,028	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	88,287,472	81,355,245	74,428,295	67,499,824	60,551,428	53,564,486	46,520,150	39,399,349	32,302,234	25,236,223	18,201,315	45%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	116,661,636	109,000,278	101,371,283	93,774,652	86,188,357	78,630,008	71,104,138	63,584,838	56,089,436	48,591,170	41,091,837	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	8,041,584	7,784,149	7,527,798	7,272,529	7,018,344	6,765,242	6,513,222	6,262,287	6,012,435	5,763,666	5,515,980	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	86,534,216	81,281,029	76,050,101	70,841,433	65,655,023	60,490,873	55,348,982	50,229,350	45,131,977	40,056,863	35,004,008	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	54,782,813	51,490,604	48,212,251	44,947,755	41,697,114	38,460,330	35,237,401	32,022,497	28,819,267	25,629,929	22,454,482	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	90,342,746	83,496,271	76,676,247	69,839,285	63,008,812	56,173,841	49,368,365	42,592,383	35,845,896	29,128,902	22,441,403	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	291,650,684	269,978,294	248,397,417	226,860,486	205,356,379	183,861,760	162,368,514	140,819,926	119,158,601	97,262,517	75,061,598	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	9,043,144	8,437,869	7,835,153	7,234,994	6,637,391	6,042,345	5,449,856	4,859,924	4,272,549	3,687,731	3,104,194	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	16,313,734	15,315,781	14,322,027	13,332,473	12,347,119	11,365,966	10,389,011	9,416,256	8,447,700	7,483,345	6,523,189	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	72,178,834	66,590,113	61,016,738	55,467,100	49,938,092	44,405,371	38,896,522	33,378,161	27,879,488	22,389,688	16,892,477	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	74,231,873	68,634,761	63,039,798	57,459,333	51,897,493	46,326,705	40,779,954	35,257,244	29,758,572	24,283,938	18,800,231	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	29,635,914	27,684,146	25,740,625	23,805,349	21,878,320	19,959,536	18,048,999	16,146,708	14,252,662	12,366,864	10,489,310	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	70,367,998	65,128,741	59,897,813	54,689,145	49,502,735	44,338,585	39,196,693	34,077,062	28,963,829	23,853,272	18,765,132	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	13,948,255	12,964,007	11,983,921	11,007,996	10,036,235	9,068,635	8,105,197	7,145,921	6,187,335	5,230,787	4,278,425	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	16,280,435	15,132,141	13,988,703	12,850,122	11,716,395	10,587,524	9,463,509	8,344,350	7,226,110	6,110,131	4,999,038	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	10,759,372	9,972,691	9,189,339	8,409,318	7,632,627	6,859,266	6,089,034	5,317,859	4,550,034	3,785,558	3,024,434	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	12,920,212	11,976,189	11,036,162	10,100,132	9,168,097	8,240,059	7,315,912	6,390,498	5,469,102	4,551,727	3,638,371	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	15,081,052	13,979,687	12,882,985	11,790,945	10,703,568	9,620,852	8,542,790	7,463,135	6,388,170	5,317,895	4,252,310	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
								Residual land values							
1	Low density housing scheme (2 houses)	2	£25,000	1,013,659	959,892	906,349	853,033	799,940	747,073	694,430	642,013	589,821	537,853	486,111	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,028,198	1,920,663	1,813,578	1,706,943	1,600,758	1,495,024	1,389,739	1,284,905	1,180,520	1,076,585	973,101	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,564,236	4,322,282	4,081,342	3,841,413	3,602,498	3,364,595	3,127,704	2,891,826	2,656,960	2,423,108	2,190,268	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,844,462	1,732,691	1,621,392	1,510,562	1,400,203	1,290,315	1,180,896	1,071,947	963,469	855,461	747,923	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,585,334	2,428,850	2,273,024	2,117,856	1,963,347	1,809,495	1,656,302	1,503,768	1,351,892	1,200,674	1,050,114	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,320,426	3,119,240	2,918,901	2,719,408	2,520,762	2,322,962	2,126,008	1,929,901	1,734,640	1,540,226	1,346,658	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	10,431,642	9,798,305	9,167,633	8,539,625	7,914,282	7,291,605	6,671,591	6,054,242	5,439,558	4,827,539	4,218,185	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	24,054,669	22,585,095	21,121,704	19,664,497	18,213,476	16,768,639	15,329,987	13,897,520	12,471,236	11,051,138	9,637,224	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	60,489,425	56,508,331	52,534,812	48,575,321	44,632,679	40,706,888	36,797,945	32,905,853	29,030,609	25,172,215	21,330,670	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	103,731,938	95,734,369	87,770,712	79,833,523	71,902,603	64,005,751	56,113,259	48,240,902	40,351,562	32,449,171	24,507,663	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	47,499,083	44,201,653	40,918,185	37,648,681	34,393,141	31,151,564	27,923,951	24,710,301	21,510,615	18,306,404	15,115,964	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	71,358,067	65,907,472	60,479,994	55,075,629	49,694,383	44,323,029	38,956,466	33,613,158	28,270,797	22,934,987	17,592,913	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	31,544,800	29,981,918	28,425,638	26,875,961	25,332,887	23,796,414	22,266,543	20,743,274	19,226,608	17,716,545	16,213,083	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,918,983	8,725,907	8,533,643	8,342,191	8,151,553	7,961,726	7,772,711	7,584,510	7,397,121	7,210,544	7,024,779	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,064,565	10,420,949	9,780,042	9,141,842	8,506,350	7,873,567	7,243,491	6,616,124	5,991,465	5,369,513	4,750,271	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	25,287,217	23,761,093	22,241,415	20,728,183	19,221,398	17,721,059	16,227,167	14,739,720	13,258,721	11,784,167	10,316,059	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	40,361,969	37,622,783	34,895,172	32,179,138	29,474,680	26,781,798	24,100,493	21,430,764	18,772,611	16,126,036	13,476,014	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	59,148,209	54,752,035	50,356,919	45,980,507	41,622,798	37,283,791	32,963,489	28,661,888	24,378,992	20,114,799	15,863,078	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	15,032,138	14,038,106	13,048,274	12,062,641	11,081,209	10,103,976	9,130,943	8,162,109	7,197,475	6,237,041	5,280,806	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	41,486,709	38,747,507	36,019,881	33,303,832	30,599,359	27,906,462	25,225,142	22,555,398	19,897,231	17,250,640	14,615,625	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	84,972,510	78,524,820	72,074,515	65,647,875	59,207,850	52,766,955	46,307,699	39,808,531	33,301,951	26,823,814	20,374,120	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	30,136,408	28,218,552	26,308,799	24,407,149	22,513,602	20,625,805	18,742,469	16,867,262	15,000,186	13,141,239	11,290,422	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	70,789,779	65,396,349	60,040,975	54,710,010	49,423,883	44,159,750	38,930,573	33,709,205	28,531,473	23,399,220	18,312,446	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	14,758,722	14,048,308	13,343,682	12,644,844	11,951,793	11,264,529	10,583,055	9,907,367	9,237,468	8,573,356	7,915,032	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	58,329,524	54,145,436	49,979,063	45,814,701	41,665,938	37,534,970	33,421,795	29,326,414	25,248,826	21,189,032	17,129,362	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	60,096,661	55,912,573	51,746,200	47,597,543	43,460,039	39,329,070	35,215,896	31,120,515	27,042,927	22,983,133	18,941,133	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	43,090,714	40,447,587	37,815,627	35,194,836	32,585,215	29,986,762	27,399,477	24,823,362	22,258,415	19,704,638	17,162,028	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	88,287,472	81,355,245	74,428,295	67,499,824	60,551,428	53,564,486	46,520,150	39,399,349	32,302,234	25,236,223	18,201,315	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	116,661,636	109,000,278	101,371,283	93,774,652	86,188,357	78,630,008	71,104,138	63,584,838	56,089,436	48,591,170	41,091,837	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	8,041,584	7,784,149	7,527,798	7,272,529	7,018,344	6,765,242	6,513,222	6,262,287	6,012,435	5,763,666	5,515,980	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	86,534,216	81,281,029	76,050,101	70,841,433	65,655,023	60,490,873	55,348,982	50,229,350	45,131,977	40,056,863	35,004,008	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	54,782,813	51,490,604	48,212,251	44,947,755	41,697,114	38,460,330	35,237,401	32,022,497	28,819,267	25,629,929	22,454,482	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	90,342,746	83,496,271	76,676,247	69,839,285	63,008,812	56,173,841	49,368,365	42,592,383	35,845,896	29,128,902	22,441,403	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	291,650,684	269,978,294	248,397,417	226,860,486	205,356,379	183,861,760	162,368,514	140,819,926	119,158,601	97,262,517	75,061,598	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	9,043,144	8,437,869	7,835,153	7,234,994	6,637,391	6,042,345	5,449,856	4,859,924	4,272,549	3,687,731	3,104,194	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	16,313,734	15,315,781	14,322,027	13,332,473	12,347,119	11,365,966	10,389,011	9,416,256	8,447,700	7,483,345	6,523,189	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	72,178,834	66,590,113	61,016,738	55,467,100	49,938,092	44,405,371	38,896,522	33,378,161	27,879,488	22,389,688	16,892,477	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	74,231,873	68,634,761	63,039,798	57,459,333	51,897,493	46,326,705	40,779,954	35,257,244	29,758,572	24,283,938	18,800,231	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	29,635,914	27,684,146	25,740,625	23,805,349	21,878,320	19,959,536	18,048,999	16,146,708	14,252,662	12,366,864	10,489,310	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	70,367,998	65,128,741	59,897,813	54,689,145	49,502,735	44,338,585	39,196,693	34,077,062	28,963,829	23,853,272	18,765,132	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	13,948,255	12,964,007	11,983,921	11,007,996	10,036,235	9,068,635	8,105,197	7,145,921	6,187,335	5,230,787	4,278,425	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	16,280,435	15,132,141	13,988,703	12,850,122	11,716,395	10,587,524	9,463,509	8,344,350	7,226,110	6,110,131	4,999,038	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	10,759,372	9,972,691	9,189,339	8,409,318	7,632,627	6,859,266	6,089,034	5,317,859	4,550,034	3,785,558	3,024,434	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	12,920,212	11,976,189	11,036,162	10,100,132	9,168,097	8,240,059	7,315,912	6,390,498	5,469,102	4,551,727	3,638,371	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	15,081,052	13,979,687	12,882,985	11,790,945	10,703,568	9,620,852	8,542,790	7,463,135	6,388,170	5,317,895	4,252,310	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £13,464 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	1,100,201	1,041,928	983,897	926,112	868,570	811,272	754,217	697,407	640,840	584,518	528,439	25%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,201,281	2,084,734	1,968,674	1,853,102	1,738,019	1,623,422	1,509,313	1,395,693	1,282,560	1,169,914	1,057,758	25%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,953,672	4,691,441	4,430,308	4,170,271	3,911,333	3,653,491	3,396,747	3,141,100	2,886,551	2,633,099	2,380,745	25%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,026,884	1,905,616	1,784,857	1,664,609	1,544,870	1,425,641	1,306,923	1,188,715	1,071,015	953,827	837,149	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,840,727	2,670,944	2,501,876	2,333,520	2,165,879	1,998,954	1,832,741	1,667,242	1,502,457	1,338,386	1,175,029	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,648,787	3,430,504	3,213,138	2,996,691	2,781,162	2,566,550	2,352,857	2,140,082	1,928,224	1,717,285	1,507,262	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	11,472,776	10,785,228	10,100,571	9,418,807	8,739,933	8,063,951	7,390,861	6,720,662	6,053,354	5,388,939	4,727,414	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	26,500,636	24,903,702	23,313,485	21,729,984	20,153,203	18,583,137	17,019,790	15,463,159	13,913,246	12,370,049	10,833,571	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	67,233,782	62,901,514	58,587,514	54,291,778	50,014,308	45,745,197	41,490,013	37,253,157	33,034,630	28,834,431	24,652,562	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	117,152,588	108,484,566	99,836,737	91,211,729	82,623,565	74,065,728	65,511,601	56,991,669	48,462,570	39,934,505	31,382,472	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	52,624,544	49,041,681	45,466,795	41,907,097	38,362,587	34,833,263	31,319,128	27,820,180	24,336,420	20,867,847	17,394,700	30%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	80,292,435	74,378,487	68,489,590	62,610,655	56,744,045	50,902,606	45,086,339	39,267,704	33,466,146	27,673,986	21,879,403	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	36,625,446	34,927,261	33,236,245	31,552,396	29,875,716	28,206,204	26,543,860	24,888,683	23,240,676	21,599,837	19,966,165	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	9,236,399	9,026,795	8,818,072	8,610,232	8,403,273	8,197,195	7,991,999	7,787,685	7,584,252	7,381,700	7,180,030	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,978,096	11,279,388	10,583,619	9,890,789	9,200,896	8,513,943	7,829,928	7,148,851	6,470,713	5,795,513	5,123,252	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	27,817,711	26,159,826	24,508,939	22,865,049	21,228,157	19,598,262	17,975,365	16,359,464	14,750,562	13,148,657	11,553,749	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	45,978,851	43,006,593	40,039,228	37,084,446	34,142,248	31,212,632	28,295,601	25,391,153	22,499,288	19,620,006	16,753,310	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	68,550,634	63,780,944	59,029,466	54,266,349	49,523,566	44,801,117	40,099,003	35,417,222	30,755,776	26,114,665	21,493,888	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	17,375,992	16,295,534	15,219,635	14,148,300	13,081,525	12,019,311	10,961,658	9,908,566	8,860,037	7,816,068	6,776,660	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	48,565,151	45,593,471	42,634,338	39,687,752	36,753,714	33,832,223	30,921,272	28,016,810	25,124,930	22,245,634	19,378,921	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	98,514,756	91,509,707	84,534,329	77,555,355	70,597,660	63,623,889	56,644,595	49,636,795	42,577,235	35,524,906	28,503,506	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	32,666,058	30,581,268	28,505,280	26,438,093	24,379,708	22,330,124	20,286,216	18,247,124	16,216,864	14,195,438	12,182,846	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	79,650,360	73,788,551	67,963,215	62,186,350	56,453,864	50,743,957	45,082,769	39,433,703	33,811,001	28,216,924	22,672,301	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	15,216,548	14,444,523	13,678,782	12,919,326	12,166,154	11,419,265	10,678,660	9,944,339	9,216,302	8,494,550	7,779,081	35%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	66,003,795	61,450,072	56,915,609	52,400,408	47,904,468	43,426,996	38,949,050	34,490,457	30,051,215	25,631,326	21,230,789	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	67,064,890	62,511,165	57,976,703	53,461,501	48,965,561	44,488,883	40,026,335	35,567,741	31,128,500	26,708,610	22,308,073	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	48,542,734	45,673,278	42,815,588	39,965,602	37,127,750	34,302,034	31,488,454	28,687,009	25,897,699	23,120,526	20,355,488	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	97,477,016	89,976,307	82,469,160	74,972,409	67,466,405	59,931,266	52,346,871	44,680,640	36,948,612	29,250,426	21,586,078	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	129,180,705	120,870,498	112,580,609	104,325,860	96,106,250	87,921,779	79,749,327	71,604,941	63,486,961	55,374,155	47,267,496	50%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	8,744,173	8,464,702	8,186,406	7,909,284	7,633,339	7,358,569	7,084,974	6,812,555	6,541,311	6,271,243	6,002,349	45%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	98,511,077	92,794,455	87,102,031	81,433,804	75,789,775	70,169,944	64,574,310	59,002,874	53,455,635	47,932,594	42,433,751	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	60,149,234	56,569,992	53,005,806	49,456,676	45,922,604	42,403,587	38,899,628	35,410,725	31,936,878	28,473,506	25,020,022	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	103,442,176	96,037,189	88,627,305	81,239,695	73,840,864	66,442,082	59,032,874	51,655,740	44,310,680	36,997,693	29,716,778	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	325,453,023	301,982,245	278,590,736	255,219,362	231,946,778	208,655,172	185,401,095	162,125,026	138,765,692	115,249,606	91,371,452	30%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	10,312,855	9,655,181	9,000,282	8,348,160	7,698,813	7,052,244	6,408,450	5,767,431	5,129,189	4,493,724	3,861,035	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	17,973,511	16,889,203	15,809,384	14,734,127	13,663,430	12,597,295	11,535,721	10,478,709	9,426,257	8,378,367	7,335,038	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	81,578,381	75,515,415	69,478,130	63,462,549	57,449,830	51,462,912	45,493,344	39,523,647	33,563,499	27,603,648	21,659,364	50%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	82,842,330	76,752,212	70,687,895	64,649,378	58,605,023	52,583,423	46,557,203	40,545,076	34,559,087	28,599,235	22,665,523	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	34,450,437	32,328,856	30,216,232	28,112,565	26,017,854	23,932,099	21,855,301	19,787,460	17,728,575	15,678,645	13,637,673	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	79,615,603	73,929,456	68,267,375	62,618,539	56,974,510	51,354,679	45,759,045	40,187,609	34,640,370	29,117,330	23,580,675	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	15,595,262	14,525,255	13,459,770	12,398,805	11,342,362	10,290,439	9,243,035	8,200,154	7,161,793	6,126,806	5,091,179	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	18,201,943	16,953,598	15,710,528	14,472,732	13,240,209	12,012,961	10,790,988	9,574,288	8,362,863	7,155,488	5,947,250	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,394	-302,368	-302,342	-302,315	-302,289	-302,263	-302,235	-302,209	-302,183	-302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	12,079,463	11,224,045	10,372,246	9,524,063	8,679,499	7,838,552	7,001,223	6,167,512	5,335,217	4,503,715	3,675,852	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	14,504,321	13,477,815	12,455,650	11,437,826	10,424,344	9,415,203	8,410,403	7,409,944	6,411,322	5,413,514	4,420,074	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	16,929,179	15,731,584	14,539,055	13,351,590	12,169,189	10,991,853	9,819,583	8,652,377	7,487,427	6,323,313	5,164,296	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	1,100,201	1,041,928	983,897	926,112	868,570	811,272	754,217	697,407	640,840	584,518	528,439	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,201,281	2,084,734	1,968,674	1,853,102	1,738,019	1,623,422	1,509,313	1,395,693	1,282,560	1,169,914	1,057,758	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,953,672	4,691,441	4,430,308	4,170,271	3,911,333	3,653,491	3,396,747	3,141,100	2,886,551	2,633,099	2,380,745	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,026,884	1,905,616	1,784,857	1,664,609	1,544,870	1,425,641	1,306,923	1,188,715	1,071,015	953,827	837,149	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,840,727	2,670,944	2,501,876	2,333,520	2,165,879	1,998,954	1,832,741	1,667,242	1,502,457	1,338,386	1,175,029	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,648,787	3,430,504	3,213,138	2,996,691	2,781,162	2,566,550	2,352,857	2,140,082	1,928,224	1,717,285	1,507,262	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	11,472,776	10,785,228	10,100,571	9,418,807	8,739,933	8,063,951	7,390,861	6,720,662	6,053,354	5,388,939	4,727,414	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	26,500,636	24,903,702	23,313,485	21,729,984	20,153,203	18,583,137	17,019,790	15,463,159	13,913,246	12,370,049	10,833,571	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	67,233,782	62,901,514	58,587,514	54,291,778	50,014,308	45,745,197	41,490,013	37,253,157	33,034,630	28,834,431	24,652,562	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	117,152,588	108,484,566	99,836,737	91,211,729	82,623,565	74,065,728	65,511,601	56,991,669	48,462,570	39,934,505	31,382,472	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	52,624,544	49,041,681	45,466,795	41,907,097	38,362,587	34,833,263	31,319,128	27,820,180	24,336,420	20,867,847	17,394,700	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	80,292,435	74,378,487	68,489,590	62,610,655	56,744,045	50,902,606	45,086,339	39,267,704	33,466,146	27,673,986	21,879,403	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	36,625,446	34,927,261	33,236,245	31,552,396	29,875,716	28,206,204	26,543,860	24,888,683	23,240,676	21,599,837	19,966,165	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	9,236,399	9,026,795	8,818,072	8,610,232	8,403,273	8,197,195	7,991,999	7,787,685	7,584,252	7,381,700	7,180,030	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,978,096	11,279,388	10,583,619	9,890,789	9,200,896	8,513,943	7,829,928	7,148,851	6,470,713	5,795,513	5,123,252	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	27,817,711	26,159,826	24,508,939	22,865,049	21,228,157	19,598,262	17,975,365	16,359,464	14,750,562	13,148,657	11,553,749	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	45,978,851	43,006,593	40,039,228	37,084,446	34,142,248	31,212,632	28,295,601	25,391,153	22,499,288	19,620,006	16,753,310	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	68,550,634	63,780,944	59,029,466	54,266,349	49,523,566	44,801,117	40,099,003	35,417,222	30,755,776	26,114,665	21,493,888	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	17,375,992	16,295,534	15,219,635	14,148,300	13,081,525	12,019,311	10,961,658	9,908,566	8,860,037	7,816,068	6,776,660	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	48,565,151	45,593,471	42,634,338	39,687,752	36,753,714	33,832,223	30,921,272	28,016,810	25,124,930	22,245,634	19,378,921	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	98,514,756	91,509,707	84,534,329	77,555,355	70,597,660	63,623,889	56,644,595	49,636,795	42,577,235	35,524,906	28,503,506	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	32,666,058	30,581,268	28,505,280	26,438,093	24,379,708	22,330,124	20,286,216	18,247,124	16,216,864	14,195,438	12,182,846	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	79,650,360	73,788,551	67,963,215	62,186,350	56,453,864	50,743,957	45,082,769	39,433,703	33,811,001	28,216,924	22,672,301	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	15,216,548	14,444,523	13,678,782	12,919,326	12,166,154	11,419,265	10,678,660	9,944,339	9,216,302	8,494,550	7,779,081	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	66,003,795	61,450,072	56,915,609	52,400,408	47,904,468	43,426,996	38,949,050	34,490,457	30,051,215	25,631,326	21,230,789	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	67,064,890	62,511,165	57,976,703	53,461,501	48,965,561	44,488,883	40,026,335	35,567,741	31,128,500	26,708,610	22,308,073	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	48,542,734	45,673,278	42,815,588	39,965,602	37,127,750	34,302,034	31,488,454	28,687,009	25,897,699	23,120,526	20,355,488	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	97,477,016	89,976,307	82,469,160	74,972,409	67,466,405	59,931,266	52,346,871	44,680,640	36,948,612	29,250,426	21,586,078	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	129,180,705	120,870,498	112,580,609	104,325,860	96,106,250	87,921,779	79,749,327	71,604,941	63,486,961	55,374,155	47,267,496	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,744,173	8,464,702	8,186,406	7,909,284	7,633,339	7,358,569	7,084,974	6,812,555	6,541,311	6,271,243	6,002,349	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	98,511,077	92,794,455	87,102,031	81,433,804	75,789,775	70,169,944	64,574,310	59,002,874	53,455,635	47,932,594	42,433,751	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	60,149,234	56,569,992	53,005,806	49,456,676	45,922,604	42,403,587	38,899,628	35,410,725	31,936,878	28,473,506	25,020,022	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	103,442,176	96,037,189	88,627,305	81,239,695	73,840,864	66,442,082	59,032,874	51,655,740	44,310,680	36,997,693	29,716,778	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	325,453,023	301,982,245	278,590,736	255,219,362	231,946,778	208,655,172	185,401,095	162,125,026	138,765,692	115,249,606	91,371,452	45%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	10,312,855	9,655,181	9,000,282	8,348,160	7,698,813	7,052,244	6,408,450	5,767,431	5,129,189	4,493,724	3,861,035	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	17,973,511	16,889,203	15,809,384	14,734,127	13,663,430	12,597,295	11,535,721	10,478,709	9,426,257	8,378,367	7,335,038	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	81,578,381	75,515,415	69,478,130	63,462,549	57,449,830	51,462,912	45,493,344	39,523,647	33,563,499	27,603,648	21,659,364	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	82,842,330	76,752,212	70,687,895	64,649,378	58,605,023	52,583,423	46,557,203	40,545,076	34,559,087	28,599,235	22,665,523	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	34,450,437	32,328,856	30,216,232	28,112,565	26,017,854	23,932,099	21,855,301	19,787,460	17,728,575	15,678,645	13,637,673	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	79,615,603	73,929,456	68,267,375	62,618,539	56,974,510	51,354,679	45,759,045	40,187,609	34,640,370	29,117,330	23,580,675	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	15,595,262	14,525,255	13,459,770	12,398,805	11,342,362	10,290,439	9,243,035	8,200,154	7,161,793	6,126,806	5,091,179	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	18,201,943	16,953,598	15,710,528	14,472,732	13,240,209	12,012,961	10,790,988	9,574,288	8,362,863	7,155,488	5,947,250	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,394	-302,368	-302,342	-302,315	-302,289	-302,263	-302,235	-302,209	-302,183	-302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	12,079,463	11,224,045	10,372,246	9,524,063	8,679,499	7,838,552	7,001,223	6,167,512	5,335,217	4,503,715	3,675,852	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	14,504,321	13,477,815	12,455,650	11,437,826	10,424,344	9,415,203	8,410,403	7,409,944	6,411,322	5,413,514	4,420,074	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	16,929,179	15,731,584	14,539,055	13,351,590	12,169,189	10,991,853	9,819,583	8,652,377	7,487,427	6,323,313	5,164,296	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	1,100,201	1,041,928	983,897	926,112	868,570	811,272	754,217	697,407	640,840	584,518	528,439	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,201,281	2,084,734	1,968,674	1,853,102	1,738,019	1,623,422	1,509,313	1,395,693	1,282,560	1,169,914	1,057,758	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,953,672	4,691,441	4,430,308	4,170,271	3,911,333	3,653,491	3,396,747	3,141,100	2,886,551	2,633,099	2,380,745	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,026,884	1,905,616	1,784,857	1,664,609	1,544,870	1,425,641	1,306,923	1,188,715	1,071,015	953,827	837,149	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,840,727	2,670,944	2,501,876	2,333,520	2,165,879	1,998,954	1,832,741	1,667,242	1,502,457	1,338,386	1,175,029	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,648,787	3,430,504	3,213,138	2,996,691	2,781,162	2,566,550	2,352,857	2,140,082	1,928,224	1,717,285	1,507,262	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	11,472,776	10,785,228	10,100,571	9,418,807	8,739,933	8,063,951	7,390,861	6,720,662	6,053,354	5,388,939	4,727,414	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	26,500,636	24,903,702	23,313,485	21,729,984	20,153,203	18,583,137	17,019,790	15,463,159	13,913,246	12,370,049	10,833,571	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	67,233,782	62,901,514	58,587,514	54,291,778	50,014,308	45,745,197	41,490,013	37,253,157	33,034,630	28,834,431	24,652,562	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	117,152,588	108,484,566	99,836,737	91,211,729	82,623,565	74,065,728	65,511,601	56,991,669	48,462,570	39,934,505	31,382,472	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	52,624,544	49,041,681	45,466,795	41,907,097	38,362,587	34,833,263	31,319,128	27,820,180	24,336,420	20,867,847	17,394,700	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	80,292,435	74,378,487	68,489,590	62,610,655	56,744,045	50,902,606	45,086,339	39,267,704	33,466,146	27,673,986	21,879,403	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	36,625,446	34,927,261	33,236,245	31,552,396	29,875,716	28,206,204	26,543,860	24,888,683	23,240,676	21,599,837	19,966,165	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	9,236,399	9,026,795	8,818,072	8,610,232	8,403,273	8,197,195	7,991,999	7,787,685	7,584,252	7,381,700	7,180,030	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,978,096	11,279,388	10,583,619	9,890,789	9,200,896	8,513,943	7,829,928	7,148,851	6,470,713	5,795,513	5,123,252	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	27,817,711	26,159,826	24,508,939	22,865,049	21,228,157	19,598,262	17,975,365	16,359,464	14,750,562	13,148,657	11,553,749	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	45,978,851	43,006,593	40,039,228	37,084,446	34,142,248	31,212,632	28,295,601	25,391,153	22,499,288	19,620,006	16,753,310	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	68,550,634	63,780,944	59,029,466	54,266,349	49,523,566	44,801,117	40,099,003	35,417,222	30,755,776	26,114,665	21,493,888	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	17,375,992	16,295,534	15,219,635	14,148,300	13,081,525	12,019,311	10,961,658	9,908,566	8,860,037	7,816,068	6,776,660	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	48,565,151	45,593,471	42,634,338	39,687,752	36,753,714	33,832,223	30,921,272	28,016,810	25,124,930	22,245,634	19,378,921	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	98,514,756	91,509,707	84,534,329	77,555,355	70,597,660	63,623,889	56,644,595	49,636,795	42,577,235	35,524,906	28,503,506	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	32,666,058	30,581,268	28,505,280	26,438,093	24,379,708	22,330,124	20,286,216	18,247,124	16,216,864	14,195,438	12,182,846	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	79,650,360	73,788,551	67,963,215	62,186,350	56,453,864	50,743,957	45,082,769	39,433,703	33,811,001	28,216,924	22,672,301	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	15,216,548	14,444,523	13,678,782	12,919,326	12,166,154	11,419,265	10,678,660	9,944,339	9,216,302	8,494,550	7,779,081	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	66,003,795	61,450,072	56,915,609	52,400,408	47,904,468	43,426,996	38,949,050	34,490,457	30,051,215	25,631,326	21,230,789	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	67,064,890	62,511,165	57,976,703	53,461,501	48,965,561	44,488,883	40,026,335	35,567,741	31,128,500	26,708,610	22,308,073	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	48,542,734	45,673,278	42,815,588	39,965,602	37,127,750	34,302,034	31,488,454	28,687,009	25,897,699	23,120,526	20,355,488	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	97,477,016	89,976,307	82,469,160	74,972,409	67,466,405	59,931,266	52,346,871	44,680,640	36,948,612	29,250,426	21,586,078	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	129,180,705	120,870,498	112,580,609	104,325,860	96,106,250	87,921,779	79,749,327	71,604,941	63,486,961	55,374,155	47,267,496	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	8,744,173	8,464,702	8,186,406	7,909,284	7,633,339	7,358,569	7,084,974	6,812,555	6,541,311	6,271,243	6,002,349	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	98,511,077	92,794,455	87,102,031	81,433,804	75,789,775	70,169,944	64,574,310	59,002,874	53,455,635	47,932,594	42,433,751	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	60,149,234	56,569,992	53,005,806	49,456,676	45,922,604	42,403,587	38,899,628	35,410,725	31,936,878	28,473,506	25,020,022	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	103,442,176	96,037,189	88,627,305	81,239,695	73,840,864	66,442,082	59,032,874	51,655,740	44,310,680	36,997,693	29,716,778	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	325,453,023	301,982,245	278,590,736	255,219,362	231,946,778	208,655,172	185,401,095	162,125,026	138,765,692	115,249,606	91,371,452	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	10,312,855	9,655,181	9,000,282	8,348,160	7,698,813	7,052,244	6,408,450	5,767,431	5,129,189	4,493,724	3,861,035	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	17,973,511	16,889,203	15,809,384	14,734,127	13,663,430	12,597,295	11,535,721	10,478,709	9,426,257	8,378,367	7,335,038	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	81,578,381	75,515,415	69,478,130	63,462,549	57,449,830	51,462,912	45,493,344	39,523,647	33,563,499	27,603,648	21,659,364	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	82,842,330	76,752,212	70,687,895	64,649,378	58,605,023	52,583,423	46,557,203	40,545,076	34,559,087	28,599,235	22,665,523	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	34,450,437	32,328,856	30,216,232	28,112,565	26,017,854	23,932,099	21,855,301	19,787,460	17,728,575	15,678,645	13,637,673	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	79,615,603	73,929,456	68,267,375	62,618,539	56,974,510	51,354,679	45,759,045	40,187,609	34,640,370	29,117,330	23,580,675	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	15,595,262	14,525,255	13,459,770	12,398,805	11,342,362	10,290,439	9,243,035	8,200,154	7,161,793	6,126,806	5,091,179	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	18,201,943	16,953,598	15,710,528	14,472,732	13,240,209	12,012,961	10,790,988	9,574,288	8,362,863	7,155,488	5,947,250	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,394	-302,368	-302,342	-302,315	-302,289	-302,263	-302,235	-302,209	-302,183	-302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	12,079,463	11,224,045	10,372,246	9,524,063	8,679,499	7,838,552	7,001,223	6,167,512	5,335,217	4,503,715	3,675,852	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	14,504,321	13,477,815	12,455,650	11,437,826	10,424,344	9,415,203	8,410,403	7,409,944	6,411,322	5,413,514	4,420,074	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	16,929,179	15,731,584	14,539,055	13,351,590	12,169,189	10,991,853	9,819,583	8,652,377	7,487,427	6,323,313	5,164,296	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	1,100,201	1,041,928	983,897	926,112	868,570	811,272	754,217	697,407	640,840	584,518	528,439	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,201,281	2,084,734	1,968,674	1,853,102	1,738,019	1,623,422	1,509,313	1,395,693	1,282,560	1,169,914	1,057,758	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,953,672	4,691,441	4,430,308	4,170,271	3,911,333	3,653,491	3,396,747	3,141,100	2,886,551	2,633,099	2,380,745	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,026,884	1,905,616	1,784,857	1,664,609	1,544,870	1,425,641	1,306,923	1,188,715	1,071,015	953,827	837,149	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,840,727	2,670,944	2,501,876	2,333,520	2,165,879	1,998,954	1,832,741	1,667,242	1,502,457	1,338,386	1,175,029	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,648,787	3,430,504	3,213,138	2,996,691	2,781,162	2,566,550	2,352,857	2,140,082	1,928,224	1,717,285	1,507,262	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	11,472,776	10,785,228	10,100,571	9,418,807	8,739,933	8,063,951	7,390,861	6,720,662	6,053,354	5,388,939	4,727,414	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	26,500,636	24,903,702	23,313,485	21,729,984	20,153,203	18,583,137	17,019,790	15,463,159	13,913,246	12,370,049	10,833,571	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	67,233,782	62,901,514	58,587,514	54,291,778	50,014,308	45,745,197	41,490,013	37,253,157	33,034,630	28,834,431	24,652,562	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	117,152,588	108,484,566	99,836,737	91,211,729	82,623,565	74,065,728	65,511,601	56,991,669	48,462,570	39,934,505	31,382,472	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	52,624,544	49,041,681	45,466,795	41,907,097	38,362,587	34,833,263	31,319,128	27,820,180	24,336,420	20,867,847	17,394,700	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	80,292,435	74,378,487	68,489,590	62,610,655	56,744,045	50,902,606	45,086,339	39,267,704	33,466,146	27,673,986	21,879,403	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	36,625,446	34,927,261	33,236,245	31,552,396	29,875,716	28,206,204	26,543,860	24,888,683	23,240,676	21,599,837	19,966,165	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	9,236,399	9,026,795	8,818,072	8,610,232	8,403,273	8,197,195	7,991,999	7,787,685	7,584,252	7,381,700	7,180,030	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,978,096	11,279,388	10,583,619	9,890,789	9,200,896	8,513,943	7,829,928	7,148,851	6,470,713	5,795,513	5,123,252	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	27,817,711	26,159,826	24,508,939	22,865,049	21,228,157	19,598,262	17,975,365	16,359,464	14,750,562	13,148,657	11,553,749	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	45,978,851	43,006,593	40,039,228	37,084,446	34,142,248	31,212,632	28,295,601	25,391,153	22,499,288	19,620,006	16,753,310	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	68,550,634	63,780,944	59,029,466	54,266,349	49,523,566	44,801,117	40,099,003	35,417,222	30,755,776	26,114,665	21,493,888	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	17,375,992	16,295,534	15,219,635	14,148,300	13,081,525	12,019,311	10,961,658	9,908,566	8,860,037	7,816,068	6,776,660	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	48,565,151	45,593,471	42,634,338	39,687,752	36,753,714	33,832,223	30,921,272	28,016,810	25,124,930	22,245,634	19,378,921	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	98,514,756	91,509,707	84,534,329	77,555,355	70,597,660	63,623,889	56,644,595	49,636,795	42,577,235	35,524,906	28,503,506	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	32,666,058	30,581,268	28,505,280	26,438,093	24,379,708	22,330,124	20,286,216	18,247,124	16,216,864	14,195,438	12,182,846	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	79,650,360	73,788,551	67,963,215	62,186,350	56,453,864	50,743,957	45,082,769	39,433,703	33,811,001	28,216,924	22,672,301	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	15,216,548	14,444,523	13,678,782	12,919,326	12,166,154	11,419,265	10,678,660	9,944,339	9,216,302	8,494,550	7,779,081	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	66,003,795	61,450,072	56,915,609	52,400,408	47,904,468	43,426,996	38,949,050	34,490,457	30,051,215	25,631,326	21,230,789	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	67,064,890	62,511,165	57,976,703	53,461,501	48,965,561	44,488,883	40,026,335	35,567,741	31,128,500	26,708,610	22,308,073	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	48,542,734	45,673,278	42,815,588	39,965,602	37,127,750	34,302,034	31,488,454	28,687,009	25,897,699	23,120,526	20,355,488	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	97,477,016	89,976,307	82,469,160	74,972,409	67,466,405	59,931,266	52,346,871	44,680,640	36,948,612	29,250,426	21,586,078	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	129,180,705	120,870,498	112,580,609	104,325,860	96,106,250	87,921,779	79,749,327	71,604,941	63,486,961	55,374,155	47,267,496	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	8,744,173	8,464,702	8,186,406	7,909,284	7,633,339	7,358,569	7,084,974	6,812,555	6,541,311	6,271,243	6,002,349	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	98,511,077	92,794,455	87,102,031	81,433,804	75,789,775	70,169,944	64,574,310	59,002,874	53,455,635	47,932,594	42,433,751	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	60,149,234	56,569,992	53,005,806	49,456,676	45,922,604	42,403,587	38,899,628	35,410,725	31,936,878	28,473,506	25,020,022	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	103,442,176	96,037,189	88,627,305	81,239,695	73,840,864	66,442,082	59,032,874	51,655,740	44,310,680	36,997,693	29,716,778	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	325,453,023	301,982,245	278,590,736	255,219,362	231,946,778	208,655,172	185,401,095	162,125,026	138,765,692	115,249,606	91,371,452	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	10,312,855	9,655,181	9,000,282	8,348,160	7,698,813	7,052,244	6,408,450	5,767,431	5,129,189	4,493,724	3,861,035	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	17,973,511	16,889,203	15,809,384	14,734,127	13,663,430	12,597,295	11,535,721	10,478,709	9,426,257	8,378,367	7,335,038	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	81,578,381	75,515,415	69,478,130	63,462,549	57,449,830	51,462,912	45,493,344	39,523,647	33,563,499	27,603,648	21,659,364	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	82,842,330	76,752,212	70,687,895	64,649,378	58,605,023	52,583,423	46,557,203	40,545,076	34,559,087	28,599,235	22,665,523	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	34,450,437	32,328,856	30,216,232	28,112,565	26,017,854	23,932,099	21,855,301	19,787,460	17,728,575	15,678,645	13,637,673	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	79,615,603	73,929,456	68,267,375	62,618,539	56,974,510	51,354,679	45,759,045	40,187,609	34,640,370	29,117,330	23,580,675	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	15,595,262	14,525,255	13,459,770	12,398,805	11,342,362	10,290,439	9,243,035	8,200,154	7,161,793	6,126,806	5,091,179	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	18,201,943	16,953,598	15,710,528	14,472,732	13,240,209	12,012,961	10,790,988	9,574,288	8,362,863	7,155,488	5,947,250	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,394	-302,368	-302,342	-302,315	-302,289	-302,263	-302,235	-302,209	-302,183	-302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	12,079,463	11,224,045	10,372,246	9,524,063	8,679,499	7,838,552	7,001,223	6,167,512	5,335,217	4,503,715	3,675,852	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	14,504,321	13,477,815	12,455,650	11,437,826	10,424,344	9,415,203	8,410,403	7,409,944	6,411,322	5,413,514	4,420,074	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	16,929,179	15,731,584	14,539,055	13,351,590	12,169,189	10,991,853	9,819,583	8,652,377	7,487,427	6,323,313	5,164,296	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £14,240 psm AH tenure Rented 80% SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	1,109,248	1,050,504	992,005	933,751	875,744	817,983	760,468	703,198	646,174	589,397	532,864	25%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,219,375	2,101,886	1,984,888	1,868,382	1,752,368	1,636,846	1,521,814	1,407,275	1,293,227	1,179,672	1,066,608	25%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,994,385	4,730,034	4,466,789	4,204,651	3,943,619	3,683,693	3,424,874	3,167,160	2,910,553	2,655,053	2,400,658	25%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,015,571	1,894,892	1,774,720	1,655,056	1,535,899	1,417,250	1,299,107	1,181,473	1,064,346	947,727	831,615	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,824,888	2,655,931	2,487,683	2,320,146	2,153,320	1,987,204	1,821,799	1,657,104	1,493,120	1,329,846	1,167,282	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,628,424	3,411,201	3,194,891	2,979,496	2,765,013	2,551,444	2,338,789	2,127,047	1,916,219	1,706,304	1,497,303	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	11,372,316	10,689,999	10,010,551	9,333,973	8,660,265	7,989,426	7,321,457	6,656,358	5,994,128	5,334,769	4,678,278	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	26,146,468	24,567,975	22,996,121	21,430,908	19,872,336	18,320,403	16,775,111	15,236,459	13,704,447	12,179,075	10,660,344	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	65,220,607	60,981,846	56,760,961	52,557,954	48,372,821	44,205,567	40,056,188	35,924,687	31,811,062	27,715,315	23,631,711	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	111,707,839	103,265,311	94,857,778	86,486,027	78,150,057	69,809,617	61,505,121	53,206,990	44,924,299	36,619,229	28,291,636	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	51,158,307	47,644,955	44,146,470	40,662,851	37,194,098	33,740,213	30,301,194	26,877,041	23,456,678	20,043,829	16,645,928	25%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	76,776,403	71,020,950	65,289,888	59,583,218	53,892,159	48,203,912	42,540,191	36,900,995	31,252,335	25,623,595	19,987,661	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	36,282,054	34,601,750	32,928,539	31,262,420	29,603,396	27,951,465	26,306,626	24,668,882	23,038,231	21,414,674	19,798,209	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	9,205,770	8,997,762	8,790,628	8,584,369	8,378,984	8,174,474	7,970,840	7,768,080	7,566,195	7,365,185	7,165,050	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,876,003	11,182,611	10,492,135	9,804,577	9,119,934	8,438,207	7,759,397	7,083,503	6,410,524	5,740,463	5,073,318	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	27,542,596	25,899,036	24,262,414	22,632,729	21,009,982	19,394,173	17,785,300	16,183,366	14,588,369	13,000,310	11,419,187	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	45,198,406	42,259,495	39,332,996	36,418,908	33,517,232	30,627,968	27,751,115	24,886,675	22,034,646	19,195,029	16,367,824	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	65,853,291	61,193,394	56,553,228	51,932,796	47,332,095	42,751,127	38,189,892	33,648,389	29,126,619	24,624,581	20,142,276	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	17,138,749	16,070,644	15,007,047	13,947,961	12,893,384	11,843,316	10,797,759	9,756,710	8,720,171	7,688,142	6,660,622	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	47,824,169	44,885,243	41,958,728	39,044,626	36,142,934	33,253,655	30,376,788	27,512,332	24,660,289	21,820,656	18,993,436	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	93,914,352	87,111,472	80,316,732	73,528,653	66,749,761	59,968,569	53,164,899	46,334,051	39,513,465	32,722,676	25,961,683	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	32,198,239	30,137,809	28,081,642	26,033,106	23,993,293	21,962,204	19,939,840	17,926,199	15,921,281	13,925,087	11,937,618	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	76,083,440	70,378,767	64,721,220	59,110,799	53,534,184	47,986,562	42,480,512	36,989,114	31,545,466	26,149,565	20,801,412	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	15,066,171	14,302,288	13,544,624	12,793,178	12,047,950	11,308,941	10,576,150	9,849,577	9,129,223	8,415,088	7,707,170	35%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	64,226,936	59,765,732	55,313,744	50,873,579	46,452,361	42,050,092	37,666,770	33,302,396	28,956,969	24,630,491	20,317,850	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	65,288,031	60,826,826	56,384,496	51,950,863	47,529,646	43,127,375	38,744,054	34,379,679	30,034,253	25,707,774	21,400,244	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	47,852,559	45,014,718	42,188,862	39,374,988	36,573,097	33,783,189	31,005,265	28,239,324	25,485,366	22,743,391	20,013,400	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	90,689,680	83,455,400	76,208,137	68,967,040	61,711,005	54,418,677	47,068,441	39,697,742	32,359,188	25,052,778	17,778,513	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	126,383,216	118,183,762	110,017,079	101,885,022	93,787,590	85,723,273	77,663,208	69,637,907	61,632,211	53,635,291	45,639,251	50%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	8,703,337	8,425,991	8,149,812	7,874,800	7,600,954	7,328,274	7,056,762	6,786,415	6,517,236	6,249,222	5,982,376	45%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	95,426,444	89,870,436	84,337,954	78,828,998	73,343,568	67,881,663	62,443,283	57,028,430	51,637,103	46,269,302	40,925,026	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	59,264,970	55,731,771	52,213,434	48,709,962	45,217,410	41,736,846	38,271,176	34,820,401	31,384,520	27,963,533	24,557,440	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	98,556,347	91,350,014	84,139,729	76,955,282	69,749,917	62,575,490	55,432,002	48,319,452	41,237,841	34,187,166	27,167,431	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	309,459,860	286,634,144	263,905,155	241,194,417	218,543,495	195,898,145	173,272,450	150,601,254	127,818,630	104,857,869	81,651,465	30%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	10,179,864	9,529,115	8,881,112	8,235,856	7,593,348	6,953,586	6,316,572	5,682,305	5,050,786	4,422,013	3,795,988	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	17,736,339	16,664,313	15,596,795	14,533,788	13,475,289	12,421,301	11,371,821	10,326,852	9,286,392	8,250,441	7,219,000	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	77,861,149	71,968,600	66,101,024	60,251,143	54,404,945	48,583,845	42,778,103	36,970,501	31,188,161	25,416,355	19,637,880	50%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	79,034,760	73,113,267	67,216,871	61,345,574	55,464,676	49,606,553	43,773,690	37,966,089	32,183,748	26,426,668	20,648,658	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	33,978,212	31,881,220	29,793,082	27,713,797	25,643,366	23,581,788	21,529,064	19,485,194	17,450,176	15,424,013	13,406,704	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	76,611,179	71,055,171	65,522,689	60,013,733	54,528,302	49,066,398	43,628,019	38,213,166	32,806,853	27,404,072	22,024,973	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	14,997,782	13,958,886	12,924,380	11,894,266	10,868,541	9,847,208	8,830,265	7,816,750	6,803,212	5,794,089	4,789,380	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	17,504,884	16,292,833	15,085,907	13,884,102	12,687,419	11,495,859	10,309,422	9,127,097	7,944,632	6,767,317	5,595,153	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	11,529,149	10,702,385	9,879,120	9,059,352	8,243,082	7,430,310	6,617,359	5,807,364	5,000,886	4,197,924	3,398,477	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	13,843,943	12,851,822	11,863,899	10,880,173	9,900,644	8,925,313	7,949,903	6,977,904	6,010,124	5,046,565	4,087,224	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	16,158,738	15,001,260	13,848,677	12,700,993	11,558,205	10,420,315	9,282,446	8,148,442	7,019,363	5,895,206	4,775,972	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	1,109,248	1,050,504	992,005	933,751	875,744	817,983	760,468	703,198	646,174	589,397	532,864	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,219,375	2,101,886	1,984,888	1,868,382	1,752,368	1,636,846	1,521,814	1,407,275	1,293,227	1,179,672	1,066,608	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,994,385	4,730,034	4,466,789	4,204,651	3,943,619	3,683,693	3,424,874	3,167,160	2,910,553	2,655,053	2,400,658	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,015,571	1,894,892	1,774,720	1,655,056	1,535,899	1,417,250	1,299,107	1,181,473	1,064,346	947,727	831,615	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,824,888	2,655,931	2,487,683	2,320,146	2,153,320	1,987,204	1,821,799	1,657,104	1,493,120	1,329,846	1,167,282	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,628,424	3,411,201	3,194,891	2,979,496	2,765,013	2,551,444	2,338,789	2,127,047	1,916,219	1,706,304	1,497,303	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	11,372,316	10,689,999	10,010,551	9,333,973	8,660,265	7,989,426	7,321,457	6,656,358	5,994,128	5,334,769	4,678,278	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	26,146,468	24,567,975	22,996,121	21,430,908	19,872,336	18,320,403	16,775,111	15,236,459	13,704,447	12,179,075	10,660,344	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	65,220,607	60,981,846	56,760,961	52,557,954	48,372,821	44,205,567	40,056,188	35,924,687	31,811,062	27,715,315	23,631,711	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	111,707,839	103,265,311	94,857,778	86,486,027	78,150,057	69,809,617	61,505,121	53,206,990	44,924,299	36,619,229	28,291,636	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	51,158,307	47,644,955	44,146,470	40,662,851	37,194,098	33,740,213	30,301,194	26,877,041	23,456,678	20,043,829	16,645,928	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	76,776,403	71,020,950	65,289,888	59,583,218	53,892,159	48,203,912	42,540,191	36,900,995	31,252,335	25,623,595	19,987,661	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	36,282,054	34,601,750	32,928,539	31,262,420	29,603,396	27,951,465	26,306,626	24,668,882	23,038,231	21,414,674	19,798,209	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	9,205,770	8,997,762	8,790,628	8,584,369	8,378,984	8,174,474	7,970,840	7,768,080	7,566,195	7,365,185	7,165,050	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,876,003	11,182,611	10,492,135	9,804,577	9,119,934	8,438,207	7,759,397	7,083,503	6,410,524	5,740,463	5,073,318	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	27,542,596	25,899,036	24,262,414	22,632,729	21,009,982	19,394,173	17,785,300	16,183,366	14,588,369	13,000,310	11,419,187	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	45,198,406	42,259,495	39,332,996	36,418,908	33,517,232	30,627,968	27,751,115	24,886,675	22,034,646	19,195,029	16,367,824	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	65,853,291	61,193,394	56,553,228	51,932,796	47,332,095	42,751,127	38,189,892	33,648,389	29,126,619	24,624,581	20,142,276	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	17,138,749	16,070,644	15,007,047	13,947,961	12,893,384	11,843,316	10,797,759	9,756,710	8,720,171	7,688,142	6,660,622	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	47,824,169	44,885,243	41,958,728	39,044,626	36,142,934	33,253,655	30,376,788	27,512,332	24,660,289	21,820,656	18,993,436	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	93,914,352	87,111,472	80,316,732	73,528,653	66,749,761	59,968,569	53,164,899	46,334,051	39,513,465	32,722,676	25,961,683	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	32,198,239	30,137,809	28,081,642	26,033,106	23,993,293	21,962,204	19,939,840	17,926,199	15,921,281	13,925,087	11,937,618	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	76,083,440	70,378,767	64,721,220	59,110,799	53,534,184	47,986,562	42,480,512	36,989,114	31,545,466	26,149,565	20,801,412	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	15,066,171	14,302,288	13,544,624	12,793,178	12,047,950	11,308,941	10,576,150	9,849,577	9,129,223	8,415,088	7,707,170	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	64,226,936	59,765,732	55,313,744	50,873,579	46,452,361	42,050,092	37,666,770	33,302,396	28,956,969	24,630,491	20,317,850	45%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	65,288,031	60,826,826	56,384,496	51,950,863	47,529,646	43,127,375	38,744,054	34,379,679	30,034,253	25,707,774	21,400,244	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	47,852,559	45,014,718	42,188,862	39,374,988	36,573,097	33,783,189	31,005,265	28,239,324	25,485,366	22,743,391	20,013,400	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	90,689,680	83,455,400	76,208,137	68,967,040	61,711,005	54,418,677	47,068,441	39,697,742	32,359,188	25,052,778	17,778,513	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	126,383,216	118,183,762	110,017,079	101,885,022	93,787,590	85,723,273	77,663,208	69,637,907	61,632,211	53,635,291	45,639,251	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,703,337	8,425,991	8,149,812	7,874,800	7,600,954	7,328,274	7,056,762	6,786,415	6,517,236	6,249,222	5,982,376	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	95,426,444	89,870,436	84,337,954	78,828,998	73,343,568	67,881,663	62,443,283	57,028,430	51,637,103	46,269,302	40,925,026	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	59,264,970	55,731,771	52,213,434	48,709,962	45,217,410	41,736,846	38,271,176	34,820,401	31,384,520	27,963,533	24,557,440	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	98,556,347	91,350,014	84,139,729	76,955,282	69,749,917	62,575,490	55,432,002	48,319,452	41,237,841	34,187,166	27,167,431	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	309,459,860	286,634,144	263,905,155	241,194,417	218,543,495	195,898,145	173,272,450	150,601,254	127,818,630	104,857,869	81,651,465	45%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	10,179,864	9,529,115	8,881,112	8,235,856	7,593,348	6,953,586	6,316,572	5,682,305	5,050,786	4,422,013	3,795,988	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	17,736,339	16,664,313	15,596,795	14,533,788	13,475,289	12,421,301	11,371,821	10,326,852	9,286,392	8,250,441	7,219,000	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	77,861,149	71,968,600	66,101,024	60,251,143	54,404,945	48,583,845	42,778,103	36,970,501	31,188,161	25,416,355	19,637,880	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	79,034,760	73,113,267	67,216,871	61,345,574	55,464,676	49,606,553	43,773,690	37,966,089	32,183,748	26,426,668	20,648,658	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	33,978,212	31,881,220	29,793,082	27,713,797	25,643,366	23,581,788	21,529,064	19,485,194	17,450,176	15,424,013	13,406,704	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	76,611,179	71,055,171	65,522,689	60,013,733	54,528,302	49,066,398	43,628,019	38,213,166	32,806,853	27,404,072	22,024,973	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	14,997,782	13,958,886	12,924,380	11,894,266	10,868,541	9,847,208	8,830,265	7,816,750	6,803,212	5,794,089	4,789,380	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	17,504,884	16,292,833	15,085,907	13,884,102	12,687,419	11,495,859	10,309,422	9,127,097	7,944,632	6,767,317	5,595,153	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	11,529,149	10,702,385	9,879,120	9,059,352	8,243,082	7,430,310	6,617,359	5,807,364	5,000,886	4,197,924	3,398,477	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	13,843,943	12,851,822	11,863,899	10,880,173	9,900,644	8,925,313	7,949,903	6,977,904	6,010,124	5,046,565	4,087,224	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	16,158,738	15,001,260	13,848,677	12,700,993	11,558,205	10,420,315	9,282,446	8,148,442	7,019,363	5,895,206	4,775,972	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	1,109,248	1,050,504	992,005	933,751	875,744	817,983	760,468	703,198	646,174	589,397	532,864	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,219,375	2,101,886	1,984,888	1,868,382	1,752,368	1,636,846	1,521,814	1,407,275	1,293,227	1,179,672	1,066,608	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,994,385	4,730,034	4,466,789	4,204,651	3,943,619	3,683,693	3,424,874	3,167,160	2,910,553	2,655,053	2,400,658	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,015,571	1,894,892	1,774,720	1,655,056	1,535,899	1,417,250	1,299,107	1,181,473	1,064,346	947,727	831,615	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,824,888	2,655,931	2,487,683	2,320,146	2,153,320	1,987,204	1,821,799	1,657,104	1,493,120	1,329,846	1,167,282	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,628,424	3,411,201	3,194,891	2,979,496	2,765,013	2,551,444	2,338,789	2,127,047	1,916,219	1,706,304	1,497,303	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	11,372,316	10,689,999	10,010,551	9,333,973	8,660,265	7,989,426	7,321,457	6,656,358	5,994,128	5,334,769	4,678,278	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	26,146,468	24,567,975	22,996,121	21,430,908	19,872,336	18,320,403	16,775,111	15,236,459	13,704,447	12,179,075	10,660,344	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	65,220,607	60,981,846	56,760,961	52,557,954	48,372,821	44,205,567	40,056,188	35,924,687	31,811,062	27,715,315	23,631,711	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	111,707,839	103,265,311	94,857,778	86,486,027	78,150,057	69,809,617	61,505,121	53,206,990	44,924,299	36,619,229	28,291,636	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	51,158,307	47,644,955	44,146,470	40,662,851	37,194,098	33,740,213	30,301,194	26,877,041	23,456,678	20,043,829	16,645,928	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	76,776,403	71,020,950	65,289,888	59,583,218	53,892,159	48,203,912	42,540,191	36,900,995	31,252,335	25,623,595	19,987,661	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	36,282,054	34,601,750	32,928,539	31,262,420	29,603,396	27,951,465	26,306,626	24,668,882	23,038,231	21,414,674	19,798,209	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	9,205,770	8,997,762	8,790,628	8,584,369	8,378,984	8,174,474	7,970,840	7,768,080	7,566,195	7,365,185	7,165,050	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,876,003	11,182,611	10,492,135	9,804,577	9,119,934	8,438,207	7,759,397	7,083,503	6,410,524	5,740,463	5,073,318	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	27,542,596	25,899,036	24,262,414	22,632,729	21,009,982	19,394,173	17,785,300	16,183,366	14,588,369	13,000,310	11,419,187	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	45,198,406	42,259,495	39,332,996	36,418,908	33,517,232	30,627,968	27,751,115	24,886,675	22,034,646	19,195,029	16,367,824	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	65,853,291	61,193,394	56,553,228	51,932,796	47,332,095	42,751,127	38,189,892	33,648,389	29,126,619	24,624,581	20,142,276	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	17,138,749	16,070,644	15,007,047	13,947,961	12,893,384	11,843,316	10,797,759	9,756,710	8,720,171	7,688,142	6,660,622	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	47,824,169	44,885,243	41,958,728	39,044,626	36,142,934	33,253,655	30,376,788	27,512,332	24,660,289	21,820,656	18,993,436	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	93,914,352	87,111,472	80,316,732	73,528,653	66,749,761	59,968,569	53,164,899	46,334,051	39,513,465	32,722,676	25,961,683	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	32,198,239	30,137,809	28,081,642	26,033,106	23,993,293	21,962,204	19,939,840	17,926,199	15,921,281	13,925,087	11,937,618	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	76,083,440	70,378,767	64,721,220	59,110,799	53,534,184	47,986,562	42,480,512	36,989,114	31,545,466	26,149,565	20,801,412	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	15,066,171	14,302,288	13,544,624	12,793,178	12,047,950	11,308,941	10,576,150	9,849,577	9,129,223	8,415,088	7,707,170	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	64,226,936	59,765,732	55,313,744	50,873,579	46,452,361	42,050,092	37,666,770	33,302,396	28,956,969	24,630,491	20,317,850	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	65,288,031	60,826,826	56,384,496	51,950,863	47,529,646	43,127,375	38,744,054	34,379,679	30,034,253	25,707,774	21,400,244	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	47,852,559	45,014,718	42,188,862	39,374,988	36,573,097	33,783,189	31,005,265	28,239,324	25,485,366	22,743,391	20,013,400	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	90,689,680	83,455,400	76,208,137	68,967,040	61,711,005	54,418,677	47,068,441	39,697,742	32,359,188	25,052,778	17,778,513	45%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	126,383,216	118,183,762	110,017,079	101,885,022	93,787,590	85,723,273	77,663,208	69,637,907	61,632,211	53,635,291	45,639,251	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	8,703,337	8,425,991	8,149,812	7,874,800	7,600,954	7,328,274	7,056,762	6,786,415	6,517,236	6,249,222	5,982,376	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	95,426,444	89,870,436	84,337,954	78,828,998	73,343,568	67,881,663	62,443,283	57,028,430	51,637,103	46,269,302	40,925,026	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	59,264,970	55,731,771	52,213,434	48,709,962	45,217,410	41,736,846	38,271,176	34,820,401	31,384,520	27,963,533	24,557,440	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	98,556,347	91,350,014	84,139,729	76,955,282	69,749,917	62,575,490	55,432,002	48,319,452	41,237,841	34,187,166	27,167,431	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	309,459,860	286,634,144	263,905,155	241,194,417	218,543,495	195,898,145	173,272,450	150,601,254	127,818,630	104,857,869	81,651,465	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	10,179,864	9,529,115	8,881,112	8,235,856	7,593,348	6,953,586	6,316,572	5,682,305	5,050,786	4,422,013	3,795,988	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	17,736,339	16,664,313	15,596,795	14,533,788	13,475,289	12,421,301	11,371,821	10,326,852	9,286,392	8,250,441	7,219,000	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	77,861,149	71,968,600	66,101,024	60,251,143	54,404,945	48,583,845	42,778,103	36,970,501	31,188,161	25,416,355	19,637,880	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	79,034,760	73,113,267	67,216,871	61,345,574	55,464,676	49,606,553	43,773,690	37,966,089	32,183,748	26,426,668	20,648,658	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	33,978,212	31,881,220	29,793,082	27,713,797	25,643,366	23,581,788	21,529,064	19,485,194	17,450,176	15,424,013	13,406,704	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	76,611,179	71,055,171	65,522,689	60,013,733	54,528,302	49,066,398	43,628,019	38,213,166	32,806,853	27,404,072	22,024,973	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	14,997,782	13,958,886	12,924,380	11,894,266	10,868,541	9,847,208	8,830,265	7,816,750	6,803,212	5,794,089	4,789,380	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	17,504,884	16,292,833	15,085,907	13,884,102	12,687,419	11,495,859	10,309,422	9,127,097	7,944,632	6,767,317	5,595,153	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	11,529,149	10,702,385	9,879,120	9,059,352	8,243,082	7,430,310	6,617,359	5,807,364	5,000,886	4,197,924	3,398,477	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	13,843,943	12,851,822	11,863,899	10,880,173	9,900,644	8,925,313	7,949,903	6,977,904	6,010,124	5,046,565	4,087,224	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	16,158,738	15,001,260	13,848,677	12,700,993	11,558,205	10,420,315	9,282,446	8,148,442	7,019,363	5,895,206	4,775,972	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	1,109,248	1,050,504	992,005	933,751	875,744	817,983	760,468	703,198	646,174	589,397	532,864	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,219,375	2,101,886	1,984,888	1,868,382	1,752,368	1,636,846	1,521,814	1,407,275	1,293,227	1,179,672	1,066,608	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,994,385	4,730,034	4,466,789	4,204,651	3,943,619	3,683,693	3,424,874	3,167,160	2,910,553	2,655,053	2,400,658	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,015,571	1,894,892	1,774,720	1,655,056	1,535,899	1,417,250	1,299,107	1,181,473	1,064,346	947,727	831,615	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,824,888	2,655,931	2,487,683	2,320,146	2,153,320	1,987,204	1,821,799	1,657,104	1,493,120	1,329,846	1,167,282	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,628,424	3,411,201	3,194,891	2,979,496	2,765,013	2,551,444	2,338,789	2,127,047	1,916,219	1,706,304	1,497,303	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	11,372,316	10,689,999	10,010,551	9,333,973	8,660,265	7,989,426	7,321,457	6,656,358	5,994,128	5,334,769	4,678,278	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	26,146,468	24,567,975	22,996,121	21,430,908	19,872,336	18,320,403	16,775,111	15,236,459	13,704,447	12,179,075	10,660,344	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	65,220,607	60,981,846	56,760,961	52,557,954	48,372,821	44,205,567	40,056,188	35,924,687	31,811,062	27,715,315	23,631,711	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	111,707,839	103,265,311	94,857,778	86,486,027	78,150,057	69,809,617	61,505,121	53,206,990	44,924,299	36,619,229	28,291,636	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	51,158,307	47,644,955	44,146,470	40,662,851	37,194,098	33,740,213	30,301,194	26,877,041	23,456,678	20,043,829	16,645,928	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	76,776,403	71,020,950	65,289,888	59,583,218	53,892,159	48,203,912	42,540,191	36,900,995	31,252,335	25,623,595	19,987,661	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	36,282,054	34,601,750	32,928,539	31,262,420	29,603,396	27,951,465	26,306,626	24,668,882	23,038,231	21,414,674	19,798,209	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	9,205,770	8,997,762	8,790,628	8,584,369	8,378,984	8,174,474	7,970,840	7,768,080	7,566,195	7,365,185	7,165,050	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,876,003	11,182,611	10,492,135	9,804,577	9,119,934	8,438,207	7,759,397	7,083,503	6,410,524	5,740,463	5,073,318	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	27,542,596	25,899,036	24,262,414	22,632,729	21,009,982	19,394,173	17,785,300	16,183,366	14,588,369	13,000,310	11,419,187	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	45,198,406	42,259,495	39,332,996	36,418,908	33,517,232	30,627,968	27,751,115	24,886,675	22,034,646	19,195,029	16,367,824	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	65,853,291	61,193,394	56,553,228	51,932,796	47,332,095	42,751,127	38,189,892	33,648,389	29,126,619	24,624,581	20,142,276	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	17,138,749	16,070,644	15,007,047	13,947,961	12,893,384	11,843,316	10,797,759	9,756,710	8,720,171	7,688,142	6,660,622	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	47,824,169	44,885,243	41,958,728	39,044,626	36,142,934	33,253,655	30,376,788	27,512,332	24,660,289	21,820,656	18,993,436	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	93,914,352	87,111,472	80,316,732	73,528,653	66,749,761	59,968,569	53,164,899	46,334,051	39,513,465	32,722,676	25,961,683	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	32,198,239	30,137,809	28,081,642	26,033,106	23,993,293	21,962,204	19,939,840	17,926,199	15,921,281	13,925,087	11,937,618	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	76,083,440	70,378,767	64,721,220	59,110,799	53,534,184	47,986,562	42,480,512	36,989,114	31,545,466	26,149,565	20,801,412	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	15,066,171	14,302,288	13,544,624	12,793,178	12,047,950	11,308,941	10,576,150	9,849,577	9,129,223	8,415,088	7,707,170	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	64,226,936	59,765,732	55,313,744	50,873,579	46,452,361	42,050,092	37,666,770	33,302,396	28,956,969	24,630,491	20,317,850	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	65,288,031	60,826,826	56,384,496	51,950,863	47,529,646	43,127,375	38,744,054	34,379,679	30,034,253	25,707,774	21,400,244	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	47,852,559	45,014,718	42,188,862	39,374,988	36,573,097	33,783,189	31,005,265	28,239,324	25,485,366	22,743,391	20,013,400	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	90,689,680	83,455,400	76,208,137	68,967,040	61,711,005	54,418,677	47,068,441	39,697,742	32,359,188	25,052,778	17,778,513	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	126,383,216	118,183,762	110,017,079	101,885,022	93,787,590	85,723,273	77,663,208	69,637,907	61,632,211	53,635,291	45,639,251	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	8,703,337	8,425,991	8,149,812	7,874,800	7,600,954	7,328,274	7,056,762	6,786,415	6,517,236	6,249,222	5,982,376	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	95,426,444	89,870,436	84,337,954	78,828,998	73,343,568	67,881,663	62,443,283	57,028,430	51,637,103	46,269,302	40,925,026	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	59,264,970	55,731,771	52,213,434	48,709,962	45,217,410	41,736,846	38,271,176	34,820,401	31,384,520	27,963,533	24,557,440	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	98,556,347	91,350,014	84,139,729	76,955,282	69,749,917	62,575,490	55,432,002	48,319,452	41,237,841	34,187,166	27,167,431	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	309,459,860	286,634,144	263,905,155	241,194,417	218,543,495	195,898,145	173,272,450	150,601,254	127,818,630	104,857,869	81,651,465	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	10,179,864	9,529,115	8,881,112	8,235,856	7,593,348	6,953,586	6,316,572	5,682,305	5,050,786	4,422,013	3,795,988	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	17,736,339	16,664,313	15,596,795	14,533,788	13,475,289	12,421,301	11,371,821	10,326,852	9,286,392	8,250,441	7,219,000	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	77,861,149	71,968,600	66,101,024	60,251,143	54,404,945	48,583,845	42,778,103	36,970,501	31,188,161	25,416,355	19,637,880	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	79,034,760	73,113,267	67,216,871	61,345,574	55,464,676	49,606,553	43,773,690	37,966,089	32,183,748	26,426,668	20,648,658	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	33,978,212	31,881,220	29,793,082	27,713,797	25,643,366	23,581,788	21,529,064	19,485,194	17,450,176	15,424,013	13,406,704	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	76,611,179	71,055,171	65,522,689	60,013,733	54,528,302	49,066,398	43,628,019	38,213,166	32,806,853	27,404,072	22,024,973	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,290	15,790,433	14,713,575	13,636,718	12,559,860	11,483,003	10,406,145	9,329,288	8,252,430	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	14,997,782	13,958,886	12,924,380	11,894,266	10,868,541	9,847,208	8,830,265	7,816,750	6,803,212	5,794,089	4,789,380	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	17,504,884	16,292,833	15,085,907	13,884,102	12,687,419	11,495,859	10,309,422	9,127,097	7,944,632	6,767,317	5,595,153	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,368	- 302,342	- 302,315	- 302,289	- 302,263	- 302,235	- 302,209	- 302,183	- 302,157	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	11,529,149	10,702,385	9,879,120	9,059,352	8,243,082	7,430,310	6,617,359	5,807,364	5,000,886	4,197,924	3,398,477	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	13,843,943	12,851,822	11,863,899	10,880,173	9,900,644	8,925,313	7,949,903	6,977,904	6,010,124	5,046,565	4,087,224	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	16,158,738	15,001,260	13,848,677	12,700,993	11,558,205	10,420,315	9,282,446	8,148,442	7,019,363	5,895,206	4,775,972	50%

Appendix 12 - Appraisal results – 70% Social Rent and 30% Shared Ownership, alternative housing mix

Note: the affordable housing requiremetns have been tested alongside the following other policies:

10% Aff WS (20% discount, 50% in NE)
EV charging
BNG
Accessibility
NZC 5%
UGF

BLV 1

Alternative Housing Mix — **70% Social Rent, 30% Shared Ownership**

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	**£8,030**	**£8,806**	**£9,583**	**£10,359**	**£11,135**	**£11,911**	**£12,688**	**£13,464**	**£14,240**
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	5%	15%	25%	30%	35%	35%
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	5%	15%	25%	30%	35%	35%
3	Low density housing scheme (9 houses)	9	0.23	0%	0%	0%	5%	15%	20%	30%	35%	35%
4	Medium density flatted sheme (5 flats)	5	0.03	20%	35%	45%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	30%	40%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	20%	35%	45%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	30%	40%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	25%	35%	45%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	0%	10%	20%	30%	40%	45%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	10%	20%	30%	35%	45%	45%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	0%	5%	15%	20%	30%	35%	35%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	5%	15%	25%	35%	40%	45%	45%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	15%	25%	35%	45%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	15%	30%	40%	45%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	35%	45%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	0%	20%	30%	40%	45%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	15%	30%	40%	45%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	5%	20%	30%	40%	45%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	20%	35%	45%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	5%	20%	30%	35%	45%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	15%	30%	40%	45%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	15%	30%	35%	45%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	0%	10%	20%	30%	40%	45%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	0%	5%	15%	25%	30%	35%	35%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	0%	10%	20%	30%	35%	40%	45%	45%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	25%	40%	45%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	0%	10%	20%	25%	30%	30%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	0%	10%	20%	30%	40%	45%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	15%	25%	30%	40%	45%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	0%	10%	25%	35%	40%	45%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	5%	20%	35%	40%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	10%	20%	30%	40%	45%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	5%	15%	25%	30%	35%	35%
35	High density mixed use flatted scheme (30 flats)	30	0.08	30%	40%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	5%	20%	35%	40%	45%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	10%	20%	35%	40%	45%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	10%	25%	35%	40%	45%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	10%	25%	35%	45%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	0%	15%	30%	40%	45%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	5%	20%	35%	40%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	10%	25%	35%	45%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	0%	10%	25%	30%	40%	45%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	0%	15%	30%	35%	45%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	0%	20%	30%	40%	45%	50%	50%	50%	50%

BLV 2

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	**£8,030**	**£8,806**	**£9,583**	**£10,359**	**£11,135**	**£11,911**	**£12,688**	**£13,464**	**£14,240**
1	Low density housing scheme (2 houses)	2	0.05	10%	25%	35%	40%	45%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	10%	25%	35%	40%	45%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	10%	25%	35%	40%	45%	50%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	40%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	45%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	40%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	45%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	40%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	15%	30%	40%	45%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	10%	25%	35%	40%	45%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	15%	25%	35%	40%	45%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	5%	20%	30%	40%	45%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	40%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	40%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	20%	35%	45%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	10%	25%	40%	45%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	25%	35%	45%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	35%	45%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	15%	30%	40%	45%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	30%	45%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	10%	25%	35%	45%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	40%	50%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	15%	25%	35%	40%	45%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	15%	25%	35%	45%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	40%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	5%	20%	30%	35%	40%	45%	40%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	15%	30%	40%	45%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	20%	35%	45%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	30%	45%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	20%	30%	40%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	15%	25%	35%	40%	45%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	35%	45%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	30%	40%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	20%	30%	40%	45%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	5%	20%	35%	40%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	25%	40%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	10%	25%	35%	45%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	20%	35%	45%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	20%	35%	45%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	5%	25%	35%	45%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	10%	25%	40%	45%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	15%	30%	40%	45%	50%	50%	50%	50%	50%

BLV 3

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	**£8,030**	**£8,806**	**£9,583**	**£10,359**	**£11,135**	**£11,911**	**£12,688**	**£13,464**	**£14,240**
1	Low density housing scheme (2 houses)	2	0.05	40%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	20%	35%	45%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	10%	25%	40%	45%	50%	50%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	25%	35%	45%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	35%	45%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	0%	15%	30%	40%	45%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	30%	45%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	10%	25%	35%	45%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	40%	50%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	15%	25%	35%	40%	45%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	15%	25%	35%	45%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	40%	50%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	0%	5%	20%	30%	35%	40%	45%	40%
14	Intensification scheme (industrial with 9 flats)	9	0.29	15%	30%	40%	45%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	20%	35%	45%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	30%	45%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	20%	30%	40%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	0%	15%	25%	35%	40%	45%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	35%	45%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	30%	40%	50%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	0%	20%	30%	40%	45%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	5%	20%	35%	40%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	25%	40%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	10%	25%	35%	45%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	50%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	20%	35%	45%	50%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	20%	35%	45%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	5%	25%	35%	45%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	10%	25%	40%	45%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	15%	30%	40%	45%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	High density mixed use flatted scheme (30 flats)	30	0.08	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	0%	0%	0%	0%	0%	0%	0%	0%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	0%	0%	0%	0%	0%	0%	0%	0%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	0%	0%	0%	0%	0%	0%	0%	0%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	40%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	40%	50%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	40%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	25%	40%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	0%	20%	30%	40%	45%	50%	50%	50%	50%

BLV 4

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site		Gross site area	**£8,030**	**£8,806**	**£9,583**	**£10,359**	**£11,135**	**£11,911**	**£12,688**	**£13,464**	**£14,240**
1	Low density housing scheme (2 houses)	2	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	50%	50%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	20%	35%	45%	50%	50%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	35%	50%	50%	50%	50%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	15%	35%	45%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	45%	50%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	25%	40%	50%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	50%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	20%	35%	45%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	50%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	25%	40%	45%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	30%	45%	50%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	35%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	10%	25%	35%	45%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	45%	50%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	50%	50%	50%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	50%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	20%	35%	45%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	20%	35%	45%	50%	50%	50%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	50%	50%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	50%	50%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	20%	35%	45%	50%	50%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	20%	35%	45%	50%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	50%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	25%	40%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	40%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	40%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	30%	45%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	30%	45%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	30%	45%	50%	50%	50%	50%	50%	50%	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £8,030 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	538,493	509,650	481,053	452,700	424,592	396,728	369,108	341,734	314,603	287,718	261,077	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,077,865	1,020,180	962,985	906,280	850,062	794,334	739,096	684,346	630,085	576,314	523,032	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	2,425,986	2,296,196	2,167,508	2,039,919	1,913,431	1,788,044	1,663,756	1,540,570	1,418,484	1,297,498	1,177,612	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	791,003	733,408	676,314	619,721	563,628	508,035	452,943	398,351	344,258	290,667	237,577	20%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,110,931	1,030,282	950,334	871,086	792,540	714,693	637,548	561,103	485,359	410,315	335,971	30%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,424,201	1,320,531	1,217,761	1,115,893	1,014,925	914,858	815,692	717,426	620,061	523,598	428,034	20%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	4,383,241	4,060,556	3,740,677	3,423,604	3,109,337	2,797,875	2,489,220	2,183,369	1,880,325	1,580,086	1,282,653	30%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	9,732,920	9,000,928	8,275,309	7,556,063	6,843,190	6,136,690	5,436,562	4,742,807	4,055,426	3,374,417	2,699,780	25%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	19,329,150	17,432,957	15,553,517	13,690,827	11,844,891	10,015,704	8,203,271	6,398,776	4,603,858	2,825,845	1,064,737	0%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	16,807,488	12,934,270	9,056,480	5,214,246	1,393,458	-2,465,824	-6,322,496	-10,189,631	-14,062,735	-17,952,682	-21,850,871	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	12,655,222	11,104,645	9,568,024	8,042,407	6,520,229	5,012,136	3,518,127	2,038,203	572,365	-908,132	-2,387,407	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	10,805,910	8,291,736	5,784,743	3,300,791	828,177	-1,667,519	-4,157,939	-6,657,564	-9,154,815	-11,660,108	-14,180,778	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	15,906,992	15,141,861	14,383,519	13,631,966	12,887,203	12,149,230	11,418,046	10,693,652	9,976,046	9,265,230	8,561,204	0%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,077,299	6,979,088	6,881,732	6,785,230	6,689,582	6,594,788	6,500,848	6,407,762	6,315,529	6,224,151	6,133,627	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	4,927,464	4,600,028	4,275,438	3,953,696	3,634,800	3,318,751	3,005,548	2,695,192	2,387,683	2,083,020	1,781,204	15%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	10,163,373	9,403,611	8,650,584	7,904,290	7,164,730	6,431,905	5,705,816	4,986,459	4,273,838	3,567,950	2,868,798	35%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	12,321,622	10,995,795	9,681,767	8,379,537	7,089,108	5,810,477	4,543,644	3,288,610	2,042,404	797,001	-443,129	0%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	12,423,119	10,316,310	8,228,528	6,159,773	4,107,051	2,051,958	16,125	-2,045,870	-4,103,205	-6,162,813	-8,224,635	0%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	5,084,305	4,596,589	4,113,199	3,634,136	3,159,402	2,688,929	2,219,192	1,753,817	1,292,804	836,154	383,866	5%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	13,481,957	12,156,093	10,842,027	9,539,760	8,249,292	6,970,624	5,703,753	4,448,683	3,205,411	1,973,938	741,189	20%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	14,514,565	11,389,998	8,271,283	5,168,460	2,094,320	-1,004,064	-4,108,425	-7,227,371	-10,341,343	-13,469,225	-16,617,311	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	10,764,378	9,824,906	8,893,006	7,969,459	7,054,265	6,147,425	5,248,938	4,358,804	3,477,024	2,603,596	1,738,522	15%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	15,645,399	12,697,775	9,786,300	6,920,763	4,096,870	1,288,601	-1,495,628	-4,280,940	-7,031,110	-9,777,066	-12,508,911	0%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	8,854,430	8,439,442	8,030,447	7,627,444	7,230,434	6,839,415	6,454,389	6,075,355	5,702,313	5,335,264	4,974,207	0%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	14,176,720	12,185,532	10,212,255	8,256,887	6,319,430	4,399,883	2,498,245	592,252	-1,316,638	-3,216,154	-5,103,364	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	16,025,988	14,034,800	12,061,522	10,106,155	8,168,698	6,249,149	4,347,513	2,463,786	580,633	-1,310,023	-3,191,127	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	16,329,235	15,045,099	13,772,375	12,511,063	11,261,162	10,022,674	8,795,598	7,579,935	6,375,682	5,182,842	3,998,104	25%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	9,018,554	5,682,955	2,372,489	-960,405	-4,309,783	-7,666,130	-11,031,004	-14,409,051	-17,816,845	-21,228,168	-24,605,602	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	37,915,814	34,110,106	30,338,227	26,599,611	22,868,190	19,170,858	15,507,611	11,860,710	8,231,611	4,627,025	1,025,556	0%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	5,586,005	5,455,058	5,325,250	5,196,581	5,069,050	4,942,658	4,817,405	4,693,289	4,570,314	4,448,476	4,327,776	0%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	31,332,692	28,861,549	26,412,702	23,986,151	21,571,095	19,178,201	16,807,719	14,459,647	12,133,988	9,830,740	7,538,201	0%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	22,194,377	20,579,547	18,978,789	17,392,104	15,819,489	14,260,947	12,716,476	11,186,076	9,669,749	8,167,493	6,675,779	5%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	16,030,649	12,769,006	9,510,249	6,281,371	3,077,646	-134,966	-3,363,804	-6,605,875	-9,835,222	-13,076,078	-16,345,256	0%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	53,483,541	42,788,503	32,190,588	21,628,904	11,101,582	604,361	-10,017,405	-20,693,497	-31,396,711	-42,178,369	-53,089,862	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	2,996,258	2,696,776	2,399,949	2,105,780	1,814,268	1,525,411	1,239,210	955,667	674,780	396,550	120,976	30%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	6,621,115	6,123,894	5,631,000	5,142,432	4,658,191	4,178,278	3,702,692	3,231,433	2,764,502	2,301,897	1,843,620	5%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	11,598,979	8,923,201	6,265,400	3,606,820	972,847	-1,669,739	-4,332,141	-6,973,609	-9,629,972	-12,287,245	-14,943,005	0%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	13,565,395	10,889,618	8,238,150	5,603,241	2,969,267	359,898	-2,274,332	-4,911,390	-7,540,764	-10,171,355	-12,821,919	0%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	9,996,527	9,039,403	8,090,776	7,150,647	6,219,014	5,295,879	4,381,241	3,475,100	2,577,456	1,688,310	802,502	10%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	14,632,925	12,131,495	9,648,224	7,165,972	4,706,553	2,269,970	-163,313	-2,623,558	-5,065,383	-7,518,268	-9,967,395	0%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	3,827,361	3,353,606	2,884,080	2,418,779	1,957,708	1,500,865	1,048,248	594,844	145,673	-303,788	-751,131	5%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	4,473,116	3,920,392	3,372,599	2,829,740	2,291,813	1,758,818	1,230,756	701,893	177,849	-346,412	-868,323	10%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-304,135	-304,071	-304,007	-303,943	-303,880	-303,815	-303,752	-303,688	-303,624	-303,560	-303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	2,556,756	2,182,196	1,810,997	1,443,161	1,078,687	714,262	352,498	-5,955	-366,333	-723,260	-1,076,734	0%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	3,077,540	2,628,055	2,182,606	1,741,190	1,303,809	866,629	432,500	2,452	-429,978	-858,302	-1,282,484	0%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	3,598,325	3,073,916	2,554,214	2,039,219	1,528,930	1,018,996	512,502	10,768	-493,623	-993,345	-1,488,235	0%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	538,493	509,650	481,053	452,700	424,592	396,728	369,108	341,734	314,603	287,718	261,077	10%
2	Low density housing scheme (4 houses)	4	£917,161	1,077,865	1,020,180	962,985	906,280	850,062	794,334	739,096	684,346	630,085	576,314	523,032	10%
3	Low density housing scheme (9 houses)	9	£2,081,956	2,425,986	2,296,196	2,167,508	2,039,919	1,913,431	1,788,044	1,663,756	1,540,570	1,418,484	1,297,498	1,177,612	10%
4	Medium density flatted sheme (5 flats)	5	£305,720	791,003	733,408	676,314	619,721	563,628	508,035	452,943	398,351	344,258	290,667	237,577	40%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,110,931	1,030,282	950,334	871,086	792,540	714,693	637,548	561,103	485,359	410,315	335,971	45%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,424,201	1,320,531	1,217,761	1,115,893	1,014,925	914,858	815,692	717,426	620,061	523,598	428,034	40%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	4,383,241	4,060,556	3,740,677	3,423,604	3,109,337	2,797,875	2,489,220	2,183,369	1,880,325	1,580,086	1,282,653	45%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	9,732,920	9,000,928	8,275,309	7,556,063	6,843,190	6,136,690	5,436,562	4,742,807	4,055,426	3,374,417	2,699,780	40%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	19,329,150	17,432,957	15,553,517	13,690,827	11,844,891	10,015,704	8,203,271	6,398,776	4,603,858	2,825,845	1,064,737	15%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	16,807,488	12,934,270	9,056,480	5,214,246	1,393,458	-2,465,824	-6,322,496	-10,189,631	-14,062,735	-17,952,682	-21,850,871	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	12,655,222	11,104,645	9,568,024	8,042,407	6,520,229	5,012,136	3,518,127	2,038,203	572,365	-908,132	-2,387,407	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	10,805,910	8,291,736	5,784,743	3,300,791	828,177	-1,667,519	-4,157,939	-6,657,564	-9,154,815	-11,660,108	-14,180,778	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	15,906,992	15,141,861	14,383,519	13,631,966	12,887,203	12,149,230	11,418,046	10,693,652	9,976,046	9,265,230	8,561,204	40%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,077,299	6,979,088	6,881,732	6,785,230	6,689,582	6,594,788	6,500,848	6,407,762	6,315,529	6,224,151	6,133,627	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	4,927,464	4,600,028	4,275,438	3,953,696	3,634,800	3,318,751	3,005,548	2,695,192	2,387,683	2,083,020	1,781,204	40%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	10,163,373	9,403,611	8,650,584	7,904,290	7,164,730	6,431,905	5,705,816	4,986,459	4,273,838	3,567,950	2,868,798	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	12,321,622	10,995,795	9,681,767	8,379,537	7,089,108	5,810,477	4,543,644	3,288,610	2,042,404	797,001	-443,129	20%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	12,423,119	10,316,310	8,228,528	6,159,773	4,107,051	2,051,958	16,125	-2,045,870	-4,103,205	-6,162,813	-8,224,635	10%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	5,084,305	4,596,589	4,113,199	3,634,136	3,159,402	2,688,929	2,219,192	1,753,817	1,292,804	836,154	383,866	25%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	13,481,957	12,156,093	10,842,027	9,539,760	8,249,292	6,970,624	5,703,753	4,448,683	3,205,411	1,973,938	741,189	35%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	14,514,565	11,389,998	8,271,283	5,168,460	2,094,320	-1,004,064	-4,108,425	-7,227,371	-10,341,343	-13,469,225	-16,617,311	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	10,764,378	9,824,906	8,893,006	7,969,459	7,054,265	6,147,425	5,248,938	4,358,804	3,477,024	2,603,596	1,738,522	30%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	15,645,399	12,697,775	9,786,300	6,920,763	4,096,870	1,288,601	-1,495,628	-4,280,940	-7,031,110	-9,777,066	-12,508,911	10%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	8,854,430	8,439,442	8,030,447	7,627,444	7,230,434	6,839,415	6,454,389	6,075,355	5,702,313	5,335,264	4,974,207	40%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	14,176,720	12,185,532	10,212,255	8,256,887	6,319,430	4,399,883	2,498,245	592,252	-1,316,638	-3,216,154	-5,103,364	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	16,025,988	14,034,800	12,061,522	10,106,155	8,168,698	6,249,149	4,347,513	2,463,786	580,633	-1,310,023	-3,191,127	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	16,329,235	15,045,099	13,772,375	12,511,063	11,261,162	10,022,674	8,795,598	7,579,935	6,375,682	5,182,842	3,998,104	40%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	9,018,554	5,682,955	2,372,489	-960,405	-4,309,783	-7,666,130	-11,031,004	-14,409,051	-17,816,845	-21,228,168	-24,605,602	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	37,915,814	34,110,106	30,338,227	26,599,611	22,868,190	19,170,858	15,507,611	11,860,710	8,231,611	4,627,025	1,025,556	15%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	5,586,005	5,455,058	5,325,250	5,196,581	5,069,050	4,942,658	4,817,405	4,693,289	4,570,314	4,448,476	4,327,776	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	31,332,692	28,861,549	26,412,702	23,986,151	21,571,095	19,178,201	16,807,719	14,459,647	12,133,988	9,830,740	7,538,201	20%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	22,194,377	20,579,547	18,978,789	17,392,104	15,819,489	14,260,947	12,716,476	11,186,076	9,669,749	8,167,493	6,675,779	30%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	16,030,649	12,769,006	9,510,249	6,281,371	3,077,646	-134,966	-3,363,804	-6,605,875	-9,835,222	-13,076,078	-16,345,256	0%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	53,483,541	42,788,503	32,190,588	21,628,904	11,101,582	604,361	-10,017,405	-20,693,497	-31,396,711	-42,178,369	-53,089,862	0%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	2,996,258	2,696,776	2,399,949	2,105,780	1,814,268	1,525,411	1,239,210	955,667	674,780	396,550	120,976	35%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	6,621,115	6,123,894	5,631,000	5,142,432	4,658,191	4,178,278	3,702,692	3,231,433	2,764,502	2,301,897	1,843,620	30%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	11,598,979	8,923,201	6,265,400	3,606,820	972,847	-1,669,739	-4,332,141	-6,973,609	-9,629,972	-12,287,245	-14,943,005	0%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	13,565,395	10,889,618	8,238,150	5,603,241	2,969,267	359,898	-2,274,332	-4,911,390	-7,540,764	-10,171,355	-12,821,919	5%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	9,996,527	9,039,403	8,090,776	7,150,647	6,219,014	5,295,879	4,381,241	3,475,100	2,577,456	1,688,310	802,502	25%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	14,632,925	12,131,495	9,648,224	7,165,972	4,706,553	2,269,970	-163,313	-2,623,558	-5,065,383	-7,518,268	-9,967,395	10%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	3,827,361	3,353,606	2,884,080	2,418,779	1,957,708	1,500,865	1,048,248	594,844	145,673	-303,788	-751,131	20%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	4,473,116	3,920,392	3,372,599	2,829,740	2,291,813	1,758,818	1,230,756	701,893	177,849	-346,412	-868,323	20%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-304,135	-304,071	-304,007	-303,943	-303,880	-303,815	-303,752	-303,688	-303,624	-303,560	-303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	2,556,756	2,182,196	1,810,997	1,443,161	1,078,687	714,262	352,498	-5,955	-366,333	-723,260	-1,076,734	5%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	3,077,540	2,628,055	2,182,606	1,741,190	1,303,809	866,629	432,500	2,452	-429,978	-858,302	-1,282,484	10%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	3,598,325	3,073,916	2,554,214	2,039,219	1,528,930	1,018,996	512,502	10,768	-493,623	-993,345	-1,488,235	15%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	538,493	509,650	481,053	452,700	424,592	396,728	369,108	341,734	314,603	287,718	261,077	40%
2	Low density housing scheme (4 houses)	4	£608,869	1,077,865	1,020,180	962,985	906,280	850,062	794,334	739,096	684,346	630,085	576,314	523,032	40%
3	Low density housing scheme (9 houses)	9	£1,382,131	2,425,986	2,296,196	2,167,508	2,039,919	1,913,431	1,788,044	1,663,756	1,540,570	1,418,484	1,297,498	1,177,612	40%
4	Medium density flatted sheme (5 flats)	5	£202,956	791,003	733,408	676,314	619,721	563,628	508,035	452,943	398,351	344,258	290,667	237,577	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,110,931	1,030,282	950,334	871,086	792,540	714,693	637,548	561,103	485,359	410,315	335,971	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,424,201	1,320,531	1,217,761	1,115,893	1,014,925	914,858	815,692	717,426	620,061	523,598	428,034	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	4,383,241	4,060,556	3,740,677	3,423,604	3,109,337	2,797,875	2,489,220	2,183,369	1,880,325	1,580,086	1,282,653	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	9,732,920	9,000,928	8,275,309	7,556,063	6,843,190	6,136,690	5,436,562	4,742,807	4,055,426	3,374,417	2,699,780	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	19,329,150	17,432,957	15,553,517	13,690,827	11,844,891	10,015,704	8,203,271	6,398,776	4,603,858	2,825,845	1,064,737	25%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	16,807,488	12,934,270	9,056,480	5,214,246	1,393,458	-2,465,824	-6,322,496	-10,189,631	-14,062,735	-17,952,682	-21,850,871	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	12,655,222	11,104,645	9,568,024	8,042,407	6,520,229	5,012,136	3,518,127	2,038,203	572,365	-908,132	-2,387,407	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	10,805,910	8,291,736	5,784,743	3,300,791	828,177	-1,667,519	-4,157,939	-6,657,564	-9,154,815	-11,660,108	-14,180,778	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	15,906,992	15,141,861	14,383,519	13,631,966	12,887,203	12,149,230	11,418,046	10,693,652	9,976,046	9,265,230	8,561,204	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,077,299	6,979,088	6,881,732	6,785,230	6,689,582	6,594,788	6,500,848	6,407,762	6,315,529	6,224,151	6,133,627	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	4,927,464	4,600,028	4,275,438	3,953,696	3,634,800	3,318,751	3,005,548	2,695,192	2,387,683	2,083,020	1,781,204	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	10,163,373	9,403,611	8,650,584	7,904,290	7,164,730	6,431,905	5,705,816	4,986,459	4,273,838	3,567,950	2,868,798	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	12,321,622	10,995,795	9,681,767	8,379,537	7,089,108	5,810,477	4,543,644	3,288,610	2,042,404	797,001	-443,129	30%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	12,423,119	10,316,310	8,228,528	6,159,773	4,107,051	2,051,958	16,125	-2,045,870	-4,103,205	-6,162,813	-8,224,635	15%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	5,084,305	4,596,589	4,113,199	3,634,136	3,159,402	2,688,929	2,219,192	1,753,817	1,292,804	836,154	383,866	30%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	13,481,957	12,156,093	10,842,027	9,539,760	8,249,292	6,970,624	5,703,753	4,448,683	3,205,411	1,973,938	741,189	40%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	14,514,565	11,389,998	8,271,283	5,168,460	2,094,320	-1,004,064	-4,108,425	-7,227,371	-10,341,343	-13,469,225	-16,617,311	5%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	10,764,378	9,824,906	8,893,006	7,969,459	7,054,265	6,147,425	5,248,938	4,358,804	3,477,024	2,603,596	1,738,522	40%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	15,645,399	12,697,775	9,786,300	6,920,763	4,096,870	1,288,601	-1,495,628	-4,280,940	-7,031,110	-9,777,066	-12,508,911	15%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	8,854,430	8,439,442	8,030,447	7,627,444	7,230,434	6,839,415	6,454,389	6,075,355	5,702,313	5,335,264	4,974,207	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	14,176,720	12,185,532	10,212,255	8,256,887	6,319,430	4,399,883	2,498,245	592,252	-1,316,638	-3,216,154	-5,103,364	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	16,025,988	14,034,800	12,061,522	10,106,155	8,168,698	6,249,149	4,347,513	2,463,786	580,633	-1,310,023	-3,191,127	10%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	16,329,235	15,045,099	13,772,375	12,511,063	11,261,162	10,022,674	8,795,598	7,579,935	6,375,682	5,182,842	3,998,104	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	9,018,554	5,682,955	2,372,489	-960,405	-4,309,783	-7,666,130	-11,031,004	-14,409,051	-17,816,845	-21,228,168	-24,605,602	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	37,915,814	34,110,106	30,338,227	26,599,611	22,868,190	19,170,858	15,507,611	11,860,710	8,231,611	4,627,025	1,025,556	25%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	5,586,005	5,455,058	5,325,250	5,196,581	5,069,050	4,942,658	4,817,405	4,693,289	4,570,314	4,448,476	4,327,776	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	31,332,692	28,861,549	26,412,702	23,986,151	21,571,095	19,178,201	16,807,719	14,459,647	12,133,988	9,830,740	7,538,201	35%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	22,194,377	20,579,547	18,978,789	17,392,104	15,819,489	14,260,947	12,716,476	11,186,076	9,669,749	8,167,493	6,675,779	45%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	16,030,649	12,769,006	9,510,249	6,281,371	3,077,646	-134,966	-3,363,804	-6,605,875	-9,835,222	-13,076,078	-16,345,256	10%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	53,483,541	42,788,503	32,190,588	21,628,904	11,101,582	604,361	-10,017,405	-20,693,497	-31,396,711	-42,178,369	-53,089,862	0%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	2,996,258	2,696,776	2,399,949	2,105,780	1,814,268	1,525,411	1,239,210	955,667	674,780	396,550	120,976	40%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	6,621,115	6,123,894	5,631,000	5,142,432	4,658,191	4,178,278	3,702,692	3,231,433	2,764,502	2,301,897	1,843,620	45%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	11,598,979	8,923,201	6,265,400	3,606,820	972,847	-1,669,739	-4,332,141	-6,973,609	-9,629,972	-12,287,245	-14,943,005	5%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	13,565,395	10,889,618	8,238,150	5,603,241	2,969,267	359,898	-2,274,332	-4,911,390	-7,540,764	-10,171,355	-12,821,919	10%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	9,996,527	9,039,403	8,090,776	7,150,647	6,219,014	5,295,879	4,381,241	3,475,100	2,577,456	1,688,310	802,502	35%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	14,632,925	12,131,495	9,648,224	7,165,972	4,706,553	2,269,970	-163,313	-2,623,558	-5,065,383	-7,518,268	-9,967,395	15%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	3,827,361	3,353,606	2,884,080	2,418,779	1,957,708	1,500,865	1,048,248	594,844	145,673	-303,788	-751,131	25%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	4,473,116	3,920,392	3,372,599	2,829,740	2,291,813	1,758,818	1,230,756	701,893	177,849	-346,412	-868,323	30%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-304,135	-304,071	-304,007	-303,943	-303,880	-303,815	-303,752	-303,688	-303,624	-303,560	-303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	2,556,756	2,182,196	1,810,997	1,443,161	1,078,687	714,262	352,498	-5,955	-366,333	-723,260	-1,076,734	15%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	3,077,540	2,628,055	2,182,606	1,741,190	1,303,809	866,629	432,500	2,452	-429,978	-858,302	-1,282,484	20%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	3,598,325	3,073,916	2,554,214	2,039,219	1,528,930	1,018,996	512,502	10,768	-493,623	-993,345	-1,488,235	20%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	538,493	509,650	481,053	452,700	424,592	396,728	369,108	341,734	314,603	287,718	261,077	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,077,865	1,020,180	962,985	906,280	850,062	794,334	739,096	684,346	630,085	576,314	523,032	50%
3	Low density housing scheme (9 houses)	9	£113,500	2,425,986	2,296,196	2,167,508	2,039,919	1,913,431	1,788,044	1,663,756	1,540,570	1,418,484	1,297,498	1,177,612	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	791,003	733,408	676,314	619,721	563,628	508,035	452,943	398,351	344,258	290,667	237,577	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,110,931	1,030,282	950,334	871,086	792,540	714,693	637,548	561,103	485,359	410,315	335,971	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,424,201	1,320,531	1,217,761	1,115,893	1,014,925	914,858	815,692	717,426	620,061	523,598	428,034	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	4,383,241	4,060,556	3,740,677	3,423,604	3,109,337	2,797,875	2,489,220	2,183,369	1,880,325	1,580,086	1,282,653	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	9,732,920	9,000,928	8,275,309	7,556,063	6,843,190	6,136,690	5,436,562	4,742,807	4,055,426	3,374,417	2,699,780	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	19,329,150	17,432,957	15,553,517	13,690,827	11,844,891	10,015,704	8,203,271	6,398,776	4,603,858	2,825,845	1,064,737	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	16,807,488	12,934,270	9,056,480	5,214,246	1,393,458	-2,465,824	-6,322,496	-10,189,631	-14,062,735	-17,952,682	-21,850,871	20%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	12,655,222	11,104,645	9,568,024	8,042,407	6,520,229	5,012,136	3,518,127	2,038,203	572,365	-908,132	-2,387,407	35%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	10,805,910	8,291,736	5,784,743	3,300,791	828,177	-1,667,519	-4,157,939	-6,657,564	-9,154,815	-11,660,108	-14,180,778	15%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	15,906,992	15,141,861	14,383,519	13,631,966	12,887,203	12,149,230	11,418,046	10,693,652	9,976,046	9,265,230	8,561,204	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,077,299	6,979,088	6,881,732	6,785,230	6,689,582	6,594,788	6,500,848	6,407,762	6,315,529	6,224,151	6,133,627	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	4,927,464	4,600,028	4,275,438	3,953,696	3,634,800	3,318,751	3,005,548	2,695,192	2,387,683	2,083,020	1,781,204	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	10,163,373	9,403,611	8,650,584	7,904,290	7,164,730	6,431,905	5,705,816	4,986,459	4,273,838	3,567,950	2,868,798	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	12,321,622	10,995,795	9,681,767	8,379,537	7,089,108	5,810,477	4,543,644	3,288,610	2,042,404	797,001	-443,129	45%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	12,423,119	10,316,310	8,228,528	6,159,773	4,107,051	2,051,958	16,125	-2,045,870	-4,103,205	-6,162,813	-8,224,635	25%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	5,084,305	4,596,589	4,113,199	3,634,136	3,159,402	2,688,929	2,219,192	1,753,817	1,292,804	836,154	383,866	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	13,481,957	12,156,093	10,842,027	9,539,760	8,249,292	6,970,624	5,703,753	4,448,683	3,205,411	1,973,938	741,189	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	14,514,565	11,389,998	8,271,283	5,168,460	2,094,320	-1,004,064	-4,108,425	-7,227,371	-10,341,343	-13,469,225	-16,617,311	20%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	10,764,378	9,824,906	8,893,006	7,969,459	7,054,265	6,147,425	5,248,938	4,358,804	3,477,024	2,603,596	1,738,522	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	15,645,399	12,697,775	9,786,300	6,920,763	4,096,870	1,288,601	-1,495,628	-4,280,940	-7,031,110	-9,777,066	-12,508,911	25%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	8,854,430	8,439,442	8,030,447	7,627,444	7,230,434	6,839,415	6,454,389	6,075,355	5,702,313	5,335,264	4,974,207	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	14,176,720	12,185,532	10,212,255	8,256,887	6,319,430	4,399,883	2,498,245	592,252	-1,316,638	-3,216,154	-5,103,364	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	16,025,988	14,034,800	12,061,522	10,106,155	8,168,698	6,249,149	4,347,513	2,463,786	580,633	-1,310,023	-3,191,127	35%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	16,329,235	15,045,099	13,772,375	12,511,063	11,261,162	10,022,674	8,795,598	7,579,935	6,375,682	5,182,842	3,998,104	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	9,018,554	5,682,955	2,372,489	-960,405	-4,309,783	-7,666,130	-11,031,004	-14,409,051	-17,816,845	-21,228,168	-24,605,602	10%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	37,915,814	34,110,106	30,338,227	26,599,611	22,868,190	19,170,858	15,507,611	11,860,710	8,231,611	4,627,025	1,025,556	45%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	5,586,005	5,455,058	5,325,250	5,196,581	5,069,050	4,942,658	4,817,405	4,693,289	4,570,314	4,448,476	4,327,776	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	31,332,692	28,861,549	26,412,702	23,986,151	21,571,095	19,178,201	16,807,719	14,459,647	12,133,988	9,830,740	7,538,201	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	22,194,377	20,579,547	18,978,789	17,392,104	15,819,489	14,260,947	12,716,476	11,186,076	9,669,749	8,167,493	6,675,779	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	16,030,649	12,769,006	9,510,249	6,281,371	3,077,646	-134,966	-3,363,804	-6,605,875	-9,835,222	-13,076,078	-16,345,256	20%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	53,483,541	42,788,503	32,190,588	21,628,904	11,101,582	604,361	-10,017,405	-20,693,497	-31,396,711	-42,178,369	-53,089,862	20%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	2,996,258	2,696,776	2,399,949	2,105,780	1,814,268	1,525,411	1,239,210	955,667	674,780	396,550	120,976	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	6,621,115	6,123,894	5,631,000	5,142,432	4,658,191	4,178,278	3,702,692	3,231,433	2,764,502	2,301,897	1,843,620	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	11,598,979	8,923,201	6,265,400	3,606,820	972,847	-1,669,739	-4,332,141	-6,973,609	-9,629,972	-12,287,245	-14,943,005	20%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	13,565,395	10,889,618	8,238,150	5,603,241	2,969,267	359,898	-2,274,332	-4,911,390	-7,540,764	-10,171,355	-12,821,919	20%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	9,996,527	9,039,403	8,090,776	7,150,647	6,219,014	5,295,879	4,381,241	3,475,100	2,577,456	1,688,310	802,502	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	14,632,925	12,131,495	9,648,224	7,165,972	4,706,553	2,269,970	-163,313	-2,623,558	-5,065,383	-7,518,268	-9,967,395	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	3,827,361	3,353,606	2,884,080	2,418,779	1,957,708	1,500,865	1,048,248	594,844	145,673	-303,788	-751,131	40%
44	High density retirement flatted scheme (70 flats)	70	£100,000	4,473,116	3,920,392	3,372,599	2,829,740	2,291,813	1,758,818	1,230,756	701,893	177,849	-346,412	-868,323	40%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-304,135	-304,071	-304,007	-303,943	-303,880	-303,815	-303,752	-303,688	-303,624	-303,560	-303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	2,556,756	2,182,196	1,810,997	1,443,161	1,078,687	714,262	352,498	-5,955	-366,333	-723,260	-1,076,734	30%
47	High density extracare flatted scheme (60 flats)	60	£100,000	3,077,540	2,628,055	2,182,606	1,741,190	1,303,809	866,629	432,500	2,452	-429,978	-858,302	-1,282,484	30%
48	High density extracare flatted scheme (70 flats)	70	£100,000	3,598,325	3,073,916	2,554,214	2,039,219	1,528,930	1,018,996	512,502	10,768	-493,623	-993,345	-1,488,235	30%

WANDSWORTH LOCAL PLAN VIABILITY　　Sales value £8,806 psm　　AH tenure　　Rented 70%　　SO 30%　　Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)　　**£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	641,801	607,340	573,171	539,294	505,710	472,418	439,418	406,711	374,296	342,173	310,342	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,284,481	1,215,558	1,147,220	1,079,468	1,012,298	945,714	879,715	814,301	749,470	685,224	621,563	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	2,890,874	2,735,797	2,582,038	2,429,593	2,278,463	2,128,649	1,980,150	1,832,966	1,687,098	1,542,546	1,399,308	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,010,534	940,998	872,065	803,734	736,004	668,876	602,351	536,427	471,105	406,385	342,267	35%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,418,274	1,320,908	1,224,384	1,128,704	1,033,867	939,872	846,719	754,409	662,943	572,318	482,536	40%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,819,356	1,694,192	1,570,112	1,447,115	1,325,202	1,204,372	1,084,626	965,963	848,384	731,888	616,476	35%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	5,648,516	5,258,022	4,870,146	4,485,345	4,103,937	3,725,920	3,351,295	2,980,061	2,612,218	2,247,767	1,886,706	40%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	12,715,770	11,821,533	10,935,048	10,056,314	9,185,333	8,322,105	7,466,628	6,618,904	5,778,931	4,946,710	4,122,243	35%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	27,724,385	25,382,602	23,061,352	20,760,634	18,473,012	16,200,294	13,948,231	11,716,823	9,506,071	7,315,974	5,142,992	10%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	34,408,524	29,622,935	24,880,256	20,157,440	15,454,286	10,794,477	6,130,184	1,502,654	-3,189,625	-7,899,045	-12,628,416	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	19,626,086	17,696,344	15,783,782	13,888,399	12,010,197	10,149,172	8,305,329	6,478,665	4,652,970	2,843,205	1,050,789	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	22,942,680	19,806,824	16,699,116	13,599,368	10,518,456	7,465,971	4,411,800	1,381,046	-1,680,346	-4,755,369	-7,840,638	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	19,059,286	18,122,692	17,194,346	16,274,247	15,362,395	14,458,789	13,563,431	12,676,320	11,797,456	10,926,840	10,064,470	15%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,459,917	7,340,896	7,222,905	7,105,944	6,990,016	6,875,118	6,761,251	6,648,414	6,536,609	6,425,834	6,316,090	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	6,202,860	5,806,051	5,412,680	5,022,745	4,636,245	4,253,183	3,873,557	3,497,366	3,124,613	2,755,296	2,389,415	30%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	13,243,954	12,316,630	11,397,465	10,486,460	9,583,612	8,688,924	7,802,395	6,924,024	6,053,812	5,191,759	4,337,864	45%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	17,986,489	16,361,268	14,750,386	13,153,839	11,571,630	9,995,585	8,431,257	6,881,369	5,345,920	3,824,912	2,318,344	20%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	21,771,728	19,189,887	16,616,708	14,066,702	11,539,869	9,029,266	6,523,560	4,041,267	1,561,669	-917,944	-3,428,634	15%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	7,089,594	6,492,804	5,901,269	5,314,987	4,733,961	4,158,189	3,587,671	3,022,407	2,462,398	1,906,294	1,352,027	20%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	19,129,386	17,504,129	15,893,208	14,296,625	12,714,378	11,146,469	9,591,367	8,041,440	6,505,955	4,984,909	3,478,303	35%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	28,579,335	24,722,236	20,899,694	17,108,031	13,317,140	9,561,160	5,815,521	2,085,405	-1,669,969	-5,452,953	-9,252,324	5%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	14,667,091	13,519,148	12,381,320	11,253,605	10,136,006	9,028,520	7,931,148	6,840,972	5,757,307	4,683,819	3,620,510	30%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	28,795,086	25,137,182	21,519,744	17,943,260	14,422,807	10,956,901	7,512,256	4,124,257	762,906	-2,593,590	-5,952,965	15%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	10,439,617	9,933,314	9,434,272	8,942,491	8,457,971	7,980,713	7,510,716	7,047,981	6,592,507	6,144,294	5,703,342	10%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	22,994,611	20,540,403	18,108,027	15,697,486	13,302,315	10,915,496	8,550,700	6,207,925	3,887,173	1,587,826	-729,156	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	24,816,085	22,361,878	19,929,503	17,518,962	15,130,252	12,763,376	10,399,967	8,057,193	5,736,441	3,437,711	1,159,287	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	21,745,943	20,167,177	18,602,329	17,051,396	15,514,380	13,991,280	12,482,098	10,986,832	9,505,483	8,038,050	6,584,534	40%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	24,689,863	20,581,170	16,507,131	12,429,739	8,389,986	4,340,483	309,222	-3,778,367	-7,892,759	-12,033,934	-16,233,432	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	54,231,706	49,538,531	44,886,730	40,276,302	35,707,247	31,179,566	26,693,258	22,248,323	17,826,924	13,428,637	9,057,283	10%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	6,096,164	5,937,468	5,780,148	5,624,201	5,469,628	5,316,431	5,164,608	5,014,159	4,865,086	4,717,386	4,571,061	0%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	42,289,521	39,231,805	36,192,325	33,179,356	30,193,754	27,235,521	24,304,656	21,401,159	18,525,030	15,676,270	12,839,508	10%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	28,969,674	26,986,317	25,020,165	23,071,217	21,139,475	19,224,936	17,327,602	15,447,473	13,584,549	11,738,828	9,910,312	20%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	30,824,861	26,799,577	22,810,379	18,826,755	14,873,336	10,956,349	7,037,737	3,149,919	-752,066	-4,689,212	-8,636,312	10%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	102,009,235	88,783,007	75,675,334	62,686,214	49,815,648	37,004,793	24,234,531	11,477,187	-1,282,738	-14,256,814	-27,325,977	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	4,222,751	3,856,556	3,493,585	3,133,838	2,777,313	2,424,014	2,073,937	1,727,084	1,383,454	1,043,049	705,866	40%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	8,626,405	8,020,110	7,419,069	6,823,283	6,232,751	5,647,474	5,067,450	4,492,682	3,923,167	3,358,907	2,799,902	20%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	23,747,015	20,438,927	17,160,503	13,904,122	10,652,497	7,430,843	4,228,134	1,027,131	-2,186,439	-5,421,564	-8,663,075	10%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	25,683,879	22,375,791	19,097,367	15,848,609	12,618,914	9,397,260	6,205,577	3,023,551	-149,349	-3,363,755	-6,573,868	10%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	13,973,660	12,800,209	11,637,094	10,484,315	9,341,872	8,209,766	7,087,995	5,976,561	4,875,463	3,784,701	2,704,275	25%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	25,809,937	22,724,065	19,665,734	16,610,698	13,581,712	10,580,510	7,605,223	4,626,585	1,676,047	-1,289,472	-4,268,540	15%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	5,856,920	5,272,771	4,693,790	4,119,974	3,551,324	2,987,841	2,429,525	1,876,373	1,328,389	785,529	241,537	20%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	6,840,935	6,159,418	5,483,929	4,814,467	4,151,032	3,493,624	2,842,244	2,196,892	1,557,566	924,268	289,670	25%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-304,135	-304,071	-304,007	-303,943	-303,880	-303,815	-303,752	-303,688	-303,624	-303,560	-303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	4,187,651	3,724,382	3,265,229	2,810,193	2,359,272	1,912,468	1,469,779	1,031,208	594,679	159,285	-276,092	10%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	5,034,615	4,478,679	3,927,684	3,381,627	2,840,510	2,304,333	1,773,095	1,246,796	723,092	200,607	-321,714	15%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	5,881,579	5,232,977	4,590,138	3,953,062	3,321,749	2,696,198	2,076,410	1,462,384	851,505	241,929	-367,337	20%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL　　**£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	641,801	607,340	573,171	539,294	505,710	472,418	439,418	406,711	374,296	342,173	310,342	25%
2	Low density housing scheme (4 houses)	4	£917,161	1,284,481	1,215,558	1,147,220	1,079,468	1,012,298	945,714	879,715	814,301	749,470	685,224	621,563	25%
3	Low density housing scheme (9 houses)	9	£2,081,956	2,890,874	2,735,797	2,582,038	2,429,593	2,278,463	2,128,649	1,980,150	1,832,966	1,687,098	1,542,546	1,399,308	25%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,010,534	940,998	872,065	803,734	736,004	668,876	602,351	536,427	471,105	406,385	342,267	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,418,274	1,320,908	1,224,384	1,128,704	1,033,867	939,872	846,719	754,409	662,943	572,318	482,536	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,819,356	1,694,192	1,570,112	1,447,115	1,325,202	1,204,372	1,084,626	965,963	848,384	731,888	616,476	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	5,648,516	5,258,022	4,870,146	4,485,345	4,103,937	3,725,920	3,351,295	2,980,061	2,612,218	2,247,767	1,886,706	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	12,715,770	11,821,533	10,935,048	10,056,314	9,185,333	8,322,105	7,466,628	6,618,904	5,778,931	4,946,710	4,122,243	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	27,724,385	25,382,602	23,061,352	20,760,634	18,473,012	16,200,294	13,948,231	11,716,823	9,506,071	7,315,974	5,142,992	30%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	34,408,524	29,622,935	24,880,256	20,157,440	15,454,286	10,794,477	6,130,184	1,502,654	-3,189,625	-7,899,045	-12,628,416	10%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	19,626,086	17,696,344	15,783,782	13,888,399	12,010,197	10,149,172	8,305,329	6,478,665	4,652,970	2,843,205	1,050,789	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	22,942,680	19,806,824	16,699,116	13,599,368	10,518,456	7,465,971	4,411,800	1,381,046	-1,680,346	-4,755,369	-7,840,638	5%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	19,059,286	18,122,692	17,194,346	16,274,247	15,362,395	14,458,789	13,563,431	12,676,320	11,797,456	10,926,840	10,064,470	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,459,917	7,340,896	7,222,905	7,105,944	6,990,016	6,875,118	6,761,251	6,648,414	6,536,609	6,425,834	6,316,090	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	6,202,860	5,806,051	5,412,680	5,022,745	4,636,245	4,253,183	3,873,557	3,497,366	3,124,613	2,755,296	2,389,415	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	13,243,954	12,316,630	11,397,465	10,486,460	9,583,612	8,688,924	7,802,395	6,924,024	6,053,812	5,191,759	4,337,864	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	17,986,489	16,361,268	14,750,386	13,153,839	11,571,630	9,995,585	8,431,257	6,881,369	5,345,920	3,824,912	2,318,344	35%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	21,771,728	19,189,887	16,616,708	14,066,702	11,539,869	9,029,266	6,523,560	4,041,267	1,561,669	-917,944	-3,428,634	25%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	7,089,594	6,492,804	5,901,269	5,314,987	4,733,961	4,158,189	3,587,671	3,022,407	2,462,398	1,906,294	1,352,027	35%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	19,129,386	17,504,129	15,893,208	14,296,625	12,714,378	11,146,469	9,591,367	8,041,440	6,505,955	4,984,909	3,478,303	45%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	28,579,335	24,722,236	20,899,694	17,108,031	13,317,140	9,561,160	5,815,521	2,085,405	-1,669,969	-5,452,953	-9,252,324	15%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	14,667,091	13,519,148	12,381,320	11,253,605	10,136,006	9,028,520	7,931,148	6,840,972	5,757,307	4,683,819	3,620,510	45%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	28,795,086	25,137,182	21,519,744	17,943,260	14,422,807	10,956,901	7,512,256	4,124,257	762,906	-2,593,590	-5,952,965	25%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	10,439,617	9,933,314	9,434,272	8,942,491	8,457,971	7,980,713	7,510,716	7,047,981	6,592,507	6,144,294	5,703,342	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	22,994,611	20,540,403	18,108,027	15,697,486	13,302,315	10,915,496	8,550,700	6,207,925	3,887,173	1,587,826	-729,156	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	24,816,085	22,361,878	19,929,503	17,518,962	15,130,252	12,763,376	10,399,967	8,057,193	5,736,441	3,437,711	1,159,287	15%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	21,745,943	20,167,177	18,602,329	17,051,396	15,514,380	13,991,280	12,482,098	10,986,832	9,505,483	8,038,050	6,584,534	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	24,689,863	20,581,170	16,507,131	12,429,739	8,389,986	4,340,483	309,222	-3,778,367	-7,892,759	-12,033,934	-16,233,432	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	54,231,706	49,538,531	44,886,730	40,276,302	35,707,247	31,179,566	26,693,258	22,248,323	17,826,924	13,428,637	9,057,283	30%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,096,164	5,937,468	5,780,148	5,624,201	5,469,628	5,316,431	5,164,608	5,014,159	4,865,086	4,717,386	4,571,061	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	42,289,521	39,231,805	36,192,325	33,179,356	30,193,754	27,235,521	24,304,656	21,401,159	18,525,030	15,676,270	12,839,508	35%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	28,969,674	26,986,317	25,020,165	23,071,217	21,139,475	19,224,936	17,327,602	15,447,473	13,584,549	11,738,828	9,910,312	45%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	30,824,861	26,799,577	22,810,379	18,826,755	14,873,336	10,956,349	7,037,737	3,149,919	-752,066	-4,689,212	-8,636,312	20%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	102,009,235	88,783,007	75,675,334	62,686,214	49,815,648	37,004,793	24,234,531	11,477,187	-1,282,738	-14,256,814	-27,325,977	0%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	4,222,751	3,856,556	3,493,585	3,133,838	2,777,313	2,424,014	2,073,937	1,727,084	1,383,454	1,043,049	705,866	45%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	8,626,405	8,020,110	7,419,069	6,823,283	6,232,751	5,647,474	5,067,450	4,492,682	3,923,167	3,358,907	2,799,902	40%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	23,747,015	20,438,927	17,160,503	13,904,122	10,652,497	7,430,843	4,228,134	1,027,131	-2,186,439	-5,421,564	-8,663,075	20%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	25,683,879	22,375,791	19,097,367	15,848,609	12,618,914	9,397,260	6,205,577	3,023,551	-149,349	-3,363,755	-6,573,868	20%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	13,973,660	12,800,209	11,637,094	10,484,315	9,341,872	8,209,766	7,087,995	5,976,561	4,875,463	3,784,701	2,704,275	40%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	25,809,937	22,724,065	19,665,734	16,610,698	13,581,712	10,580,510	7,605,223	4,626,585	1,676,047	-1,289,472	-4,268,540	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	5,856,920	5,272,771	4,693,790	4,119,974	3,551,324	2,987,841	2,429,525	1,876,373	1,328,389	785,529	241,537	35%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	6,840,935	6,159,418	5,483,929	4,814,467	4,151,032	3,493,624	2,842,244	2,196,892	1,557,566	924,268	289,670	35%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-304,135	-304,071	-304,007	-303,943	-303,880	-303,815	-303,752	-303,688	-303,624	-303,560	-303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	4,187,651	3,724,382	3,265,229	2,810,193	2,359,272	1,912,468	1,469,779	1,031,208	594,679	159,285	-276,092	25%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	5,034,615	4,478,679	3,927,684	3,381,627	2,840,510	2,304,333	1,773,095	1,246,796	723,092	200,607	-321,714	25%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	5,881,579	5,232,977	4,590,138	3,953,062	3,321,749	2,696,198	2,076,410	1,462,384	851,505	241,929	-367,337	30%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)　　**£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	641,801	607,340	573,171	539,294	505,710	472,418	439,418	406,711	374,296	342,173	310,342	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,284,481	1,215,558	1,147,220	1,079,468	1,012,298	945,714	879,715	814,301	749,470	685,224	621,563	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	2,890,874	2,735,797	2,582,038	2,429,593	2,278,463	2,128,649	1,980,150	1,832,966	1,687,098	1,542,546	1,399,308	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,010,534	940,998	872,065	803,734	736,004	668,876	602,351	536,427	471,105	406,385	342,267	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,418,274	1,320,908	1,224,384	1,128,704	1,033,867	939,872	846,719	754,409	662,943	572,318	482,536	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,819,356	1,694,192	1,570,112	1,447,115	1,325,202	1,204,372	1,084,626	965,963	848,384	731,888	616,476	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	5,648,516	5,258,022	4,870,146	4,485,345	4,103,937	3,725,920	3,351,295	2,980,061	2,612,218	2,247,767	1,886,706	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	12,715,770	11,821,533	10,935,048	10,056,314	9,185,333	8,322,105	7,466,628	6,618,904	5,778,931	4,946,710	4,122,243	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	27,724,385	25,382,602	23,061,352	20,760,634	18,473,012	16,200,294	13,948,231	11,716,823	9,506,071	7,315,974	5,142,992	40%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	34,408,524	29,622,935	24,880,256	20,157,440	15,454,286	10,794,477	6,130,184	1,502,654	-3,189,625	-7,899,045	-12,628,416	20%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	19,626,086	17,696,344	15,783,782	13,888,399	12,010,197	10,149,172	8,305,329	6,478,665	4,652,970	2,843,205	1,050,789	15%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	22,942,680	19,806,824	16,699,116	13,599,368	10,518,456	7,465,971	4,411,800	1,381,046	-1,680,346	-4,755,369	-7,840,638	15%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	19,059,286	18,122,692	17,194,346	16,274,247	15,362,395	14,458,789	13,563,431	12,676,320	11,797,456	10,926,840	10,064,470	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,459,917	7,340,896	7,222,905	7,105,944	6,990,016	6,875,118	6,761,251	6,648,414	6,536,609	6,425,834	6,316,090	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	6,202,860	5,806,051	5,412,680	5,022,745	4,636,245	4,253,183	3,873,557	3,497,366	3,124,613	2,755,296	2,389,415	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	13,243,954	12,316,630	11,397,465	10,486,460	9,583,612	8,688,924	7,802,395	6,924,024	6,053,812	5,191,759	4,337,864	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	17,986,489	16,361,268	14,750,386	13,153,839	11,571,630	9,995,585	8,431,257	6,881,369	5,345,920	3,824,912	2,318,344	40%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	21,771,728	19,189,887	16,616,708	14,066,702	11,539,869	9,029,266	6,523,560	4,041,267	1,561,669	-917,944	-3,428,634	30%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	7,089,594	6,492,804	5,901,269	5,314,987	4,733,961	4,158,189	3,587,671	3,022,407	2,462,398	1,906,294	1,352,027	45%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	19,129,386	17,504,129	15,893,208	14,296,625	12,714,378	11,146,469	9,591,367	8,041,440	6,505,955	4,984,909	3,478,303	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	28,579,335	24,722,236	20,899,694	17,108,031	13,317,140	9,561,160	5,815,521	2,085,405	-1,669,969	-5,452,953	-9,252,324	25%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	14,667,091	13,519,148	12,381,320	11,253,605	10,136,006	9,028,520	7,931,148	6,840,972	5,757,307	4,683,819	3,620,510	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	28,795,086	25,137,182	21,519,744	17,943,260	14,422,807	10,956,901	7,512,256	4,124,257	762,906	-2,593,590	-5,952,965	30%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	10,439,617	9,933,314	9,434,272	8,942,491	8,457,971	7,980,713	7,510,716	7,047,981	6,592,507	6,144,294	5,703,342	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	22,994,611	20,540,403	18,108,027	15,697,486	13,302,315	10,915,496	8,550,700	6,207,925	3,887,173	1,587,826	-729,156	15%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	24,816,085	22,361,878	19,929,503	17,518,962	15,130,252	12,763,376	10,399,967	8,057,193	5,736,441	3,437,711	1,159,287	25%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	21,745,943	20,167,177	18,602,329	17,051,396	15,514,380	13,991,280	12,482,098	10,986,832	9,505,483	8,038,050	6,584,534	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	24,689,863	20,581,170	16,507,131	12,429,739	8,389,986	4,340,483	309,222	-3,778,367	-7,892,759	-12,033,934	-16,233,432	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	54,231,706	49,538,531	44,886,730	40,276,302	35,707,247	31,179,566	26,693,258	22,248,323	17,826,924	13,428,637	9,057,283	40%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,096,164	5,937,468	5,780,148	5,624,201	5,469,628	5,316,431	5,164,608	5,014,159	4,865,086	4,717,386	4,571,061	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	42,289,521	39,231,805	36,192,325	33,179,356	30,193,754	27,235,521	24,304,656	21,401,159	18,525,030	15,676,270	12,839,508	45%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	28,969,674	26,986,317	25,020,165	23,071,217	21,139,475	19,224,936	17,327,602	15,447,473	13,584,549	11,738,828	9,910,312	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	30,824,861	26,799,577	22,810,379	18,826,755	14,873,336	10,956,349	7,037,737	3,149,919	-752,066	-4,689,212	-8,636,312	25%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	102,009,235	88,783,007	75,675,334	62,686,214	49,815,648	37,004,793	24,234,531	11,477,187	-1,282,738	-14,256,814	-27,325,977	10%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	4,222,751	3,856,556	3,493,585	3,133,838	2,777,313	2,424,014	2,073,937	1,727,084	1,383,454	1,043,049	705,866	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	8,626,405	8,020,110	7,419,069	6,823,283	6,232,751	5,647,474	5,067,450	4,492,682	3,923,167	3,358,907	2,799,902	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	23,747,015	20,438,927	17,160,503	13,904,122	10,652,497	7,430,843	4,228,134	1,027,131	-2,186,439	-5,421,564	-8,663,075	25%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	25,683,879	22,375,791	19,097,367	15,848,609	12,618,914	9,397,260	6,205,577	3,023,551	-149,349	-3,363,755	-6,573,868	25%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	13,973,660	12,800,209	11,637,094	10,484,315	9,341,872	8,209,766	7,087,995	5,976,561	4,875,463	3,784,701	2,704,275	45%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	25,809,937	22,724,065	19,665,734	16,610,698	13,581,712	10,580,510	7,605,223	4,626,585	1,676,047	-1,289,472	-4,268,540	30%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	5,856,920	5,272,771	4,693,790	4,119,974	3,551,324	2,987,841	2,429,525	1,876,373	1,328,389	785,529	241,537	40%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	6,840,935	6,159,418	5,483,929	4,814,467	4,151,032	3,493,624	2,842,244	2,196,892	1,557,566	924,268	289,670	40%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-304,135	-304,071	-304,007	-303,943	-303,880	-303,815	-303,752	-303,688	-303,624	-303,560	-303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	4,187,651	3,724,382	3,265,229	2,810,193	2,359,272	1,912,468	1,469,779	1,031,208	594,679	159,285	-276,092	30%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	5,034,615	4,478,679	3,927,684	3,381,627	2,840,510	2,304,333	1,773,095	1,246,796	723,092	200,607	-321,714	35%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	5,881,579	5,232,977	4,590,138	3,953,062	3,321,749	2,696,198	2,076,410	1,462,384	851,505	241,929	-367,337	35%

BENCHMARK LAND VALUE 4 (CLEARED LAND)　　**£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	641,801	607,340	573,171	539,294	505,710	472,418	439,418	406,711	374,296	342,173	310,342	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,284,481	1,215,558	1,147,220	1,079,468	1,012,298	945,714	879,715	814,301	749,470	685,224	621,563	50%
3	Low density housing scheme (9 houses)	9	£113,500	2,890,874	2,735,797	2,582,038	2,429,593	2,278,463	2,128,649	1,980,150	1,832,966	1,687,098	1,542,546	1,399,308	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,010,534	940,998	872,065	803,734	736,004	668,876	602,351	536,427	471,105	406,385	342,267	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,418,274	1,320,908	1,224,384	1,128,704	1,033,867	939,872	846,719	754,409	662,943	572,318	482,536	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,819,356	1,694,192	1,570,112	1,447,115	1,325,202	1,204,372	1,084,626	965,963	848,384	731,888	616,476	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	5,648,516	5,258,022	4,870,146	4,485,345	4,103,937	3,725,920	3,351,295	2,980,061	2,612,218	2,247,767	1,886,706	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	12,715,770	11,821,533	10,935,048	10,056,314	9,185,333	8,322,105	7,466,628	6,618,904	5,778,931	4,946,710	4,122,243	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	27,724,385	25,382,602	23,061,352	20,760,634	18,473,012	16,200,294	13,948,231	11,716,823	9,506,071	7,315,974	5,142,992	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	34,408,524	29,622,935	24,880,256	20,157,440	15,454,286	10,794,477	6,130,184	1,502,654	-3,189,625	-7,899,045	-12,628,416	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	19,626,086	17,696,344	15,783,782	13,888,399	12,010,197	10,149,172	8,305,329	6,478,665	4,652,970	2,843,205	1,050,789	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	22,942,680	19,806,824	16,699,116	13,599,368	10,518,456	7,465,971	4,411,800	1,381,046	-1,680,346	-4,755,369	-7,840,638	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	19,059,286	18,122,692	17,194,346	16,274,247	15,362,395	14,458,789	13,563,431	12,676,320	11,797,456	10,926,840	10,064,470	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,459,917	7,340,896	7,222,905	7,105,944	6,990,016	6,875,118	6,761,251	6,648,414	6,536,609	6,425,834	6,316,090	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	6,202,860	5,806,051	5,412,680	5,022,745	4,636,245	4,253,183	3,873,557	3,497,366	3,124,613	2,755,296	2,389,415	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	13,243,954	12,316,630	11,397,465	10,486,460	9,583,612	8,688,924	7,802,395	6,924,024	6,053,812	5,191,759	4,337,864	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	17,986,489	16,361,268	14,750,386	13,153,839	11,571,630	9,995,585	8,431,257	6,881,369	5,345,920	3,824,912	2,318,344	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	21,771,728	19,189,887	16,616,708	14,066,702	11,539,869	9,029,266	6,523,560	4,041,267	1,561,669	-917,944	-3,428,634	40%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	7,089,594	6,492,804	5,901,269	5,314,987	4,733,961	4,158,189	3,587,671	3,022,407	2,462,398	1,906,294	1,352,027	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	19,129,386	17,504,129	15,893,208	14,296,625	12,714,378	11,146,469	9,591,367	8,041,440	6,505,955	4,984,909	3,478,303	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	28,579,335	24,722,236	20,899,694	17,108,031	13,317,140	9,561,160	5,815,521	2,085,405	-1,669,969	-5,452,953	-9,252,324	35%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	14,667,091	13,519,148	12,381,320	11,253,605	10,136,006	9,028,520	7,931,148	6,840,972	5,757,307	4,683,819	3,620,510	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	28,795,086	25,137,182	21,519,744	17,943,260	14,422,807	10,956,901	7,512,256	4,124,257	762,906	-2,593,590	-5,952,965	40%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	10,439,617	9,933,314	9,434,272	8,942,491	8,457,971	7,980,713	7,510,716	7,047,981	6,592,507	6,144,294	5,703,342	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	22,994,611	20,540,403	18,108,027	15,697,486	13,302,315	10,915,496	8,550,700	6,207,925	3,887,173	1,587,826	-729,156	45%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	24,816,085	22,361,878	19,929,503	17,518,962	15,130,252	12,763,376	10,399,967	8,057,193	5,736,441	3,437,711	1,159,287	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	21,745,943	20,167,177	18,602,329	17,051,396	15,514,380	13,991,280	12,482,098	10,986,832	9,505,483	8,038,050	6,584,534	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	24,689,863	20,581,170	16,507,131	12,429,739	8,389,986	4,340,483	309,222	-3,778,367	-7,892,759	-12,033,934	-16,233,432	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	54,231,706	49,538,531	44,886,730	40,276,302	35,707,247	31,179,566	26,693,258	22,248,323	17,826,924	13,428,637	9,057,283	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,096,164	5,937,468	5,780,148	5,624,201	5,469,628	5,316,431	5,164,608	5,014,159	4,865,086	4,717,386	4,571,061	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	42,289,521	39,231,805	36,192,325	33,179,356	30,193,754	27,235,521	24,304,656	21,401,159	18,525,030	15,676,270	12,839,508	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	28,969,674	26,986,317	25,020,165	23,071,217	21,139,475	19,224,936	17,327,602	15,447,473	13,584,549	11,738,828	9,910,312	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	30,824,861	26,799,577	22,810,379	18,826,755	14,873,336	10,956,349	7,037,737	3,149,919	-752,066	-4,689,212	-8,636,312	35%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	102,009,235	88,783,007	75,675,334	62,686,214	49,815,648	37,004,793	24,234,531	11,477,187	-1,282,738	-14,256,814	-27,325,977	35%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	4,222,751	3,856,556	3,493,585	3,133,838	2,777,313	2,424,014	2,073,937	1,727,084	1,383,454	1,043,049	705,866	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	8,626,405	8,020,110	7,419,069	6,823,283	6,232,751	5,647,474	5,067,450	4,492,682	3,923,167	3,358,907	2,799,902	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	23,747,015	20,438,927	17,160,503	13,904,122	10,652,497	7,430,843	4,228,134	1,027,131	-2,186,439	-5,421,564	-8,663,075	35%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	25,683,879	22,375,791	19,097,367	15,848,609	12,618,914	9,397,260	6,205,577	3,023,551	-149,349	-3,363,755	-6,573,868	35%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	13,973,660	12,800,209	11,637,094	10,484,315	9,341,872	8,209,766	7,087,995	5,976,561	4,875,463	3,784,701	2,704,275	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	25,809,937	22,724,065	19,665,734	16,610,698	13,581,712	10,580,510	7,605,223	4,626,585	1,676,047	-1,289,472	-4,268,540	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	5,856,920	5,272,771	4,693,790	4,119,974	3,551,324	2,987,841	2,429,525	1,876,373	1,328,389	785,529	241,537	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	6,840,935	6,159,418	5,483,929	4,814,467	4,151,032	3,493,624	2,842,244	2,196,892	1,557,566	924,268	289,670	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-304,135	-304,071	-304,007	-303,943	-303,880	-303,815	-303,752	-303,688	-303,624	-303,560	-303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	4,187,651	3,724,382	3,265,229	2,810,193	2,359,272	1,912,468	1,469,779	1,031,208	594,679	159,285	-276,092	45%
47	High density extracare flatted scheme (60 flats)	60	£100,000	5,034,615	4,478,679	3,927,684	3,381,627	2,840,510	2,304,333	1,773,095	1,246,796	723,092	200,607	-321,714	45%
48	High density extracare flatted scheme (70 flats)	70	£100,000	5,881,579	5,232,977	4,590,138	3,953,062	3,321,749	2,696,198	2,076,410	1,462,384	851,505	241,929	-367,337	45%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £9,583 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	745,110	705,029	665,289	625,888	586,828	548,108	509,728	471,688	433,988	396,627	359,608	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,491,098	1,410,937	1,331,456	1,252,656	1,174,535	1,097,094	1,020,334	944,254	868,854	794,134	720,095	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	3,355,762	3,175,399	2,996,567	2,819,266	2,643,495	2,469,254	2,296,543	2,125,363	1,955,713	1,787,593	1,621,004	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,230,065	1,148,588	1,067,816	987,746	908,379	829,718	751,759	674,502	597,951	522,102	446,956	45%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,725,617	1,611,533	1,498,435	1,386,322	1,275,193	1,165,049	1,055,890	947,716	840,527	734,322	629,103	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,214,511	2,067,855	1,922,463	1,778,338	1,635,479	1,493,887	1,353,560	1,214,500	1,076,706	940,178	804,917	45%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	6,903,520	6,444,762	5,989,967	5,539,132	5,092,260	4,649,350	4,210,400	3,775,414	3,344,111	2,915,447	2,490,760	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	15,675,680	14,622,894	13,579,205	12,544,614	11,519,121	10,502,728	9,495,431	8,494,999	7,502,436	6,519,004	5,544,704	45%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	36,071,532	33,275,726	30,504,311	27,757,287	25,034,654	22,336,413	19,662,561	17,013,103	14,383,484	11,765,467	9,172,009	20%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	51,734,285	46,046,840	40,409,941	34,823,587	29,255,639	23,722,788	18,237,531	12,749,761	7,301,533	1,850,825	- 3,660,435	10%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	26,530,889	24,237,174	21,963,724	19,710,535	17,477,611	15,256,447	13,049,555	10,863,065	8,696,978	6,551,296	4,418,638	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	34,889,641	31,130,088	27,403,965	23,711,272	20,027,976	16,371,693	12,749,128	9,123,855	5,531,475	1,930,732	- 1,688,319	5%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	22,211,580	21,103,524	20,005,173	18,916,527	17,837,585	16,768,348	15,708,816	14,658,989	13,618,867	12,588,449	11,567,736	25%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,842,537	7,702,703	7,564,078	7,426,660	7,290,450	7,155,448	7,021,653	6,889,066	6,757,688	6,627,517	6,498,554	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	7,478,256	7,012,075	6,549,922	6,091,793	5,637,691	5,187,615	4,741,565	4,299,542	3,861,543	3,427,572	2,997,626	40%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	16,299,165	15,208,155	14,126,690	13,054,773	11,992,402	10,939,577	9,896,300	8,861,588	7,833,786	6,815,568	5,806,932	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	23,632,569	21,700,243	19,784,864	17,886,434	16,004,951	14,140,416	12,292,828	10,462,189	8,646,464	6,835,884	5,042,385	30%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	31,010,210	27,940,972	24,889,071	21,864,433	18,867,058	15,895,021	12,926,980	9,986,440	7,063,373	4,147,033	1,242,118	30%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	9,094,884	8,389,021	7,689,338	6,995,839	6,308,521	5,627,383	4,952,428	4,283,655	3,621,063	2,964,653	2,314,424	30%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	24,775,467	22,843,103	20,927,687	19,029,219	17,147,699	15,283,127	13,435,502	11,604,826	9,791,097	7,994,317	6,202,343	45%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	42,570,121	37,952,024	33,374,954	28,838,909	24,343,890	19,889,898	15,476,931	11,069,816	6,693,396	2,308,470	- 2,103,308	20%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	18,569,803	17,209,581	15,861,278	14,524,894	13,200,428	11,887,881	10,587,253	9,298,544	8,021,752	6,756,880	5,502,497	40%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	41,772,468	37,394,575	33,075,161	28,798,521	24,587,854	20,443,160	16,343,062	12,293,955	8,303,676	4,344,173	427,756	30%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	12,024,806	11,427,186	10,838,096	10,257,537	9,685,508	9,122,011	8,567,043	8,020,607	7,482,700	6,953,324	6,432,479	20%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	31,777,984	28,846,023	25,939,958	23,059,786	20,205,509	17,377,127	14,574,638	11,798,044	9,025,645	6,276,094	3,552,675	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	33,599,459	30,667,499	27,761,434	24,881,262	22,026,985	19,198,603	16,396,114	13,619,520	10,868,820	8,125,362	5,401,943	10%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	27,139,401	25,272,142	23,421,246	21,586,712	19,767,597	17,959,886	16,168,597	14,393,730	12,635,283	10,893,258	9,167,654	45%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	40,213,263	35,260,210	30,351,565	25,487,332	20,667,509	15,892,097	11,131,999	6,390,027	1,636,697	- 3,174,605	- 8,040,669	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	70,307,469	64,799,338	59,339,471	53,901,732	48,506,536	43,133,568	37,797,515	32,510,380	27,272,164	22,082,864	16,942,482	20%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	6,606,323	6,419,878	6,235,044	6,051,820	5,870,207	5,690,204	5,511,811	5,335,029	5,159,858	4,986,296	4,814,346	15%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	53,147,448	49,499,139	45,883,115	42,299,377	38,747,927	35,228,762	31,741,884	28,287,291	24,862,207	21,457,456	18,085,144	25%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	35,687,027	33,343,078	31,019,395	28,715,979	26,432,828	24,169,943	21,927,323	19,704,970	17,499,348	15,310,163	13,141,316	35%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	45,405,463	40,619,641	35,876,346	31,166,555	26,471,134	21,818,590	17,199,378	12,587,433	8,012,759	3,434,139	- 1,153,487	20%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	150,172,323	134,541,656	118,931,134	103,348,249	87,906,348	72,605,433	57,445,502	42,426,558	27,464,503	12,516,006	- 2,516,447	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	5,449,245	5,016,337	4,587,221	4,161,895	3,740,360	3,322,616	2,908,663	2,498,500	2,092,128	1,689,547	1,290,757	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	10,631,694	9,916,325	9,207,139	8,504,134	7,807,310	7,116,668	6,432,208	5,753,929	5,081,833	4,415,918	3,756,185	35%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	35,727,309	31,795,608	27,898,851	24,036,787	20,177,419	16,353,301	12,564,432	8,775,828	5,017,946	1,260,272	- 2,522,540	20%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	37,635,064	33,703,362	29,806,605	25,944,793	22,114,283	18,290,164	14,501,296	10,742,246	6,984,362	3,256,692	- 484,171	25%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	17,950,793	16,561,015	15,183,411	13,817,983	12,464,730	11,123,653	9,794,750	8,478,022	7,173,470	5,881,092	4,600,891	35%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	36,869,304	33,205,035	29,556,307	25,932,444	22,341,251	18,782,726	15,250,972	11,725,589	8,233,183	4,755,240	1,288,973	30%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	7,886,479	7,191,937	6,503,501	5,821,169	5,144,941	4,474,818	3,810,800	3,152,887	2,501,078	1,855,374	1,215,775	35%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	9,208,754	8,398,444	7,595,258	6,799,194	6,010,251	5,228,431	4,453,733	3,686,157	2,925,704	2,172,372	1,426,162	35%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	5,818,547	5,266,569	4,719,461	4,177,223	3,639,856	3,107,360	2,579,733	2,056,977	1,539,091	1,026,076	516,665	25%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	6,991,690	6,329,303	5,672,762	5,022,064	4,377,212	3,738,203	3,105,039	2,477,719	1,856,244	1,240,613	629,451	30%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	8,164,833	7,392,038	6,626,062	5,866,906	5,114,567	4,369,046	3,630,345	2,898,461	2,173,397	1,455,151	742,236	30%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	745,110	705,029	665,289	625,888	586,828	548,108	509,728	471,688	433,988	396,627	359,608	35%
2	Low density housing scheme (4 houses)	4	£917,161	1,491,098	1,410,937	1,331,456	1,252,656	1,174,535	1,097,094	1,020,334	944,254	868,854	794,134	720,095	35%
3	Low density housing scheme (9 houses)	9	£2,081,956	3,355,762	3,175,399	2,996,567	2,819,266	2,643,495	2,469,254	2,296,543	2,125,363	1,955,713	1,787,593	1,621,004	35%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,230,065	1,148,588	1,067,816	987,746	908,379	829,718	751,759	674,502	597,951	522,102	446,956	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,725,617	1,611,533	1,498,435	1,386,322	1,275,193	1,165,049	1,055,890	947,716	840,527	734,322	629,103	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,214,511	2,067,855	1,922,463	1,778,338	1,635,479	1,493,887	1,353,560	1,214,500	1,076,706	940,178	804,917	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	6,903,520	6,444,762	5,989,967	5,539,132	5,092,260	4,649,350	4,210,400	3,775,414	3,344,111	2,915,447	2,490,760	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	15,675,680	14,622,894	13,579,205	12,544,614	11,519,121	10,502,728	9,495,431	8,494,999	7,502,436	6,519,004	5,544,704	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	36,071,532	33,275,726	30,504,311	27,757,287	25,034,654	22,336,413	19,662,561	17,013,103	14,383,484	11,765,467	9,172,009	40%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	51,734,285	46,046,840	40,409,941	34,823,587	29,255,639	23,722,788	18,237,531	12,749,761	7,301,533	1,850,825	- 3,660,435	25%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	26,530,889	24,237,174	21,963,724	19,710,535	17,477,611	15,256,447	13,049,555	10,863,065	8,696,978	6,551,296	4,418,638	15%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	34,889,641	31,130,088	27,403,965	23,711,272	20,027,976	16,371,693	12,749,128	9,123,855	5,531,475	1,930,732	- 1,688,319	20%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	22,211,580	21,103,524	20,005,173	18,916,527	17,837,585	16,768,348	15,708,816	14,658,989	13,618,867	12,588,449	11,567,736	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,842,537	7,702,703	7,564,078	7,426,660	7,290,450	7,155,448	7,021,653	6,889,066	6,757,688	6,627,517	6,498,554	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	7,478,256	7,012,075	6,549,922	6,091,793	5,637,691	5,187,615	4,741,565	4,299,542	3,861,543	3,427,572	2,997,626	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	16,299,165	15,208,155	14,126,690	13,054,773	11,992,402	10,939,577	9,896,300	8,861,588	7,833,786	6,815,568	5,806,932	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	23,632,569	21,700,243	19,784,864	17,886,434	16,004,951	14,140,416	12,292,828	10,462,189	8,646,464	6,835,884	5,042,385	45%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	31,010,210	27,940,972	24,889,071	21,864,433	18,867,058	15,895,021	12,926,980	9,986,440	7,063,373	4,147,033	1,242,118	40%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	9,094,884	8,389,021	7,689,338	6,995,839	6,308,521	5,627,383	4,952,428	4,283,655	3,621,063	2,964,653	2,314,424	45%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	24,775,467	22,843,103	20,927,687	19,029,219	17,147,699	15,283,127	13,435,502	11,604,826	9,791,097	7,994,317	6,202,343	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	42,570,121	37,952,024	33,374,954	28,838,909	24,343,890	19,889,898	15,476,931	11,069,816	6,693,396	2,308,470	- 2,103,308	30%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	18,569,803	17,209,581	15,861,278	14,524,894	13,200,428	11,887,881	10,587,253	9,298,544	8,021,752	6,756,880	5,502,497	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	41,772,468	37,394,575	33,075,161	28,798,521	24,587,854	20,443,160	16,343,062	12,293,955	8,303,676	4,344,173	427,756	35%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	12,024,806	11,427,186	10,838,096	10,257,537	9,685,508	9,122,011	8,567,043	8,020,607	7,482,700	6,953,324	6,432,479	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	31,777,984	28,846,023	25,939,958	23,059,786	20,205,509	17,377,127	14,574,638	11,798,044	9,025,645	6,276,094	3,552,675	15%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	33,599,459	30,667,499	27,761,434	24,881,262	22,026,985	19,198,603	16,396,114	13,619,520	10,868,820	8,125,362	5,401,943	25%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	27,139,401	25,272,142	23,421,246	21,586,712	19,767,597	17,959,886	16,168,597	14,393,730	12,635,283	10,893,258	9,167,654	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	40,213,263	35,260,210	30,351,565	25,487,332	20,667,509	15,892,097	11,131,999	6,390,027	1,636,697	- 3,174,605	- 8,040,669	5%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	70,307,469	64,799,338	59,339,471	53,901,732	48,506,536	43,133,568	37,797,515	32,510,380	27,272,164	22,082,864	16,942,482	40%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,606,323	6,419,878	6,235,044	6,051,820	5,870,207	5,690,204	5,511,811	5,335,029	5,159,858	4,986,296	4,814,346	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	53,147,448	49,499,139	45,883,115	42,299,377	38,747,927	35,228,762	31,741,884	28,287,291	24,862,207	21,457,456	18,085,144	45%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	35,687,027	33,343,078	31,019,395	28,715,979	26,432,828	24,169,943	21,927,323	19,704,970	17,499,348	15,310,163	13,141,316	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	45,405,463	40,619,641	35,876,346	31,166,555	26,471,134	21,818,590	17,199,378	12,587,433	8,012,759	3,434,139	- 1,153,487	30%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	150,172,323	134,541,656	118,931,134	103,348,249	87,906,348	72,605,433	57,445,502	42,426,558	27,464,503	12,516,006	- 2,516,447	15%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	5,449,245	5,016,337	4,587,221	4,161,895	3,740,360	3,322,616	2,908,663	2,498,500	2,092,128	1,689,547	1,290,757	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	10,631,694	9,916,325	9,207,139	8,504,134	7,807,310	7,116,668	6,432,208	5,753,929	5,081,833	4,415,918	3,756,185	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	35,727,309	31,795,608	27,898,851	24,036,787	20,177,419	16,353,301	12,564,432	8,775,828	5,017,946	1,260,272	- 2,522,540	30%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	37,635,064	33,703,362	29,806,605	25,944,793	22,114,283	18,290,164	14,501,296	10,742,246	6,984,362	3,256,692	- 484,171	35%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	17,950,793	16,561,015	15,183,411	13,817,983	12,464,730	11,123,653	9,794,750	8,478,022	7,173,470	5,881,092	4,600,891	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	36,869,304	33,205,035	29,556,307	25,932,444	22,341,251	18,782,726	15,250,972	11,725,589	8,233,183	4,755,240	1,288,973	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	7,886,479	7,191,937	6,503,501	5,821,169	5,144,941	4,474,818	3,810,800	3,152,887	2,501,078	1,855,374	1,215,775	45%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	9,208,754	8,398,444	7,595,258	6,799,194	6,010,251	5,228,431	4,453,733	3,686,157	2,925,704	2,172,372	1,426,162	45%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	5,818,547	5,266,569	4,719,461	4,177,223	3,639,856	3,107,360	2,579,733	2,056,977	1,539,091	1,026,076	516,665	35%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	6,991,690	6,329,303	5,672,762	5,022,064	4,377,212	3,738,203	3,105,039	2,477,719	1,856,244	1,240,613	629,451	40%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	8,164,833	7,392,038	6,626,062	5,866,906	5,114,567	4,369,046	3,630,345	2,898,461	2,173,397	1,455,151	742,236	40%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	745,110	705,029	665,289	625,888	586,828	548,108	509,728	471,688	433,988	396,627	359,608	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,491,098	1,410,937	1,331,456	1,252,656	1,174,535	1,097,094	1,020,334	944,254	868,854	794,134	720,095	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	3,355,762	3,175,399	2,996,567	2,819,266	2,643,495	2,469,254	2,296,543	2,125,363	1,955,713	1,787,593	1,621,004	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,230,065	1,148,588	1,067,816	987,746	908,379	829,718	751,759	674,502	597,951	522,102	446,956	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,725,617	1,611,533	1,498,435	1,386,322	1,275,193	1,165,049	1,055,890	947,716	840,527	734,322	629,103	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,214,511	2,067,855	1,922,463	1,778,338	1,635,479	1,493,887	1,353,560	1,214,500	1,076,706	940,178	804,917	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	6,903,520	6,444,762	5,989,967	5,539,132	5,092,260	4,649,350	4,210,400	3,775,414	3,344,111	2,915,447	2,490,760	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	15,675,680	14,622,894	13,579,205	12,544,614	11,519,121	10,502,728	9,495,431	8,494,999	7,502,436	6,519,004	5,544,704	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	36,071,532	33,275,726	30,504,311	27,757,287	25,034,654	22,336,413	19,662,561	17,013,103	14,383,484	11,765,467	9,172,009	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	51,734,285	46,046,840	40,409,941	34,823,587	29,255,639	23,722,788	18,237,531	12,749,761	7,301,533	1,850,825	- 3,660,435	30%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	26,530,889	24,237,174	21,963,724	19,710,535	17,477,611	15,256,447	13,049,555	10,863,065	8,696,978	6,551,296	4,418,638	30%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	34,889,641	31,130,088	27,403,965	23,711,272	20,027,976	16,371,693	12,749,128	9,123,855	5,531,475	1,930,732	- 1,688,319	30%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	22,211,580	21,103,524	20,005,173	18,916,527	17,837,585	16,768,348	15,708,816	14,658,989	13,618,867	12,588,449	11,567,736	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,842,537	7,702,703	7,564,078	7,426,660	7,290,450	7,155,448	7,021,653	6,889,066	6,757,688	6,627,517	6,498,554	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	7,478,256	7,012,075	6,549,922	6,091,793	5,637,691	5,187,615	4,741,565	4,299,542	3,861,543	3,427,572	2,997,626	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	16,299,165	15,208,155	14,126,690	13,054,773	11,992,402	10,939,577	9,896,300	8,861,588	7,833,786	6,815,568	5,806,932	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	23,632,569	21,700,243	19,784,864	17,886,434	16,004,951	14,140,416	12,292,828	10,462,189	8,646,464	6,835,884	5,042,385	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	31,010,210	27,940,972	24,889,071	21,864,433	18,867,058	15,895,021	12,926,980	9,986,440	7,063,373	4,147,033	1,242,118	40%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	9,094,884	8,389,021	7,689,338	6,995,839	6,308,521	5,627,383	4,952,428	4,283,655	3,621,063	2,964,653	2,314,424	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	24,775,467	22,843,103	20,927,687	19,029,219	17,147,699	15,283,127	13,435,502	11,604,826	9,791,097	7,994,317	6,202,343	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	42,570,121	37,952,024	33,374,954	28,838,909	24,343,890	19,889,898	15,476,931	11,069,816	6,693,396	2,308,470	- 2,103,308	35%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	18,569,803	17,209,581	15,861,278	14,524,894	13,200,428	11,887,881	10,587,253	9,298,544	8,021,752	6,756,880	5,502,497	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	41,772,468	37,394,575	33,075,161	28,798,521	24,587,854	20,443,160	16,343,062	12,293,955	8,303,676	4,344,173	427,756	40%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	12,024,806	11,427,186	10,838,096	10,257,537	9,685,508	9,122,011	8,567,043	8,020,607	7,482,700	6,953,324	6,432,479	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	31,777,984	28,846,023	25,939,958	23,059,786	20,205,509	17,377,127	14,574,638	11,798,044	9,025,645	6,276,094	3,552,675	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	33,599,459	30,667,499	27,761,434	24,881,262	22,026,985	19,198,603	16,396,114	13,619,520	10,868,820	8,125,362	5,401,943	35%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	27,139,401	25,272,142	23,421,246	21,586,712	19,767,597	17,959,886	16,168,597	14,393,730	12,635,283	10,893,258	9,167,654	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	40,213,263	35,260,210	30,351,565	25,487,332	20,667,509	15,892,097	11,131,999	6,390,027	1,636,697	- 3,174,605	- 8,040,669	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	70,307,469	64,799,338	59,339,471	53,901,732	48,506,536	43,133,568	37,797,515	32,510,380	27,272,164	22,082,864	16,942,482	45%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,606,323	6,419,878	6,235,044	6,051,820	5,870,207	5,690,204	5,511,811	5,335,029	5,159,858	4,986,296	4,814,346	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	53,147,448	49,499,139	45,883,115	42,299,377	38,747,927	35,228,762	31,741,884	28,287,291	24,862,207	21,457,456	18,085,144	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	35,687,027	33,343,078	31,019,395	28,715,979	26,432,828	24,169,943	21,927,323	19,704,970	17,499,348	15,310,163	13,141,316	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	45,405,463	40,619,641	35,876,346	31,166,555	26,471,134	21,818,590	17,199,378	12,587,433	8,012,759	3,434,139	- 1,153,487	35%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	150,172,323	134,541,656	118,931,134	103,348,249	87,906,348	72,605,433	57,445,502	42,426,558	27,464,503	12,516,006	- 2,516,447	25%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	5,449,245	5,016,337	4,587,221	4,161,895	3,740,360	3,322,616	2,908,663	2,498,500	2,092,128	1,689,547	1,290,757	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	10,631,694	9,916,325	9,207,139	8,504,134	7,807,310	7,116,668	6,432,208	5,753,929	5,081,833	4,415,918	3,756,185	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	35,727,309	31,795,608	27,898,851	24,036,787	20,177,419	16,353,301	12,564,432	8,775,828	5,017,946	1,260,272	- 2,522,540	35%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	37,635,064	33,703,362	29,806,605	25,944,793	22,114,283	18,290,164	14,501,296	10,742,246	6,984,362	3,256,692	- 484,171	40%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	17,950,793	16,561,015	15,183,411	13,817,983	12,464,730	11,123,653	9,794,750	8,478,022	7,173,470	5,881,092	4,600,891	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	36,869,304	33,205,035	29,556,307	25,932,444	22,341,251	18,782,726	15,250,972	11,725,589	8,233,183	4,755,240	1,288,973	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	7,886,479	7,191,937	6,503,501	5,821,169	5,144,941	4,474,818	3,810,800	3,152,887	2,501,078	1,855,374	1,215,775	45%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	9,208,754	8,398,444	7,595,258	6,799,194	6,010,251	5,228,431	4,453,733	3,686,157	2,925,704	2,172,372	1,426,162	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	5,818,547	5,266,569	4,719,461	4,177,223	3,639,856	3,107,360	2,579,733	2,056,977	1,539,091	1,026,076	516,665	40%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	6,991,690	6,329,303	5,672,762	5,022,064	4,377,212	3,738,203	3,105,039	2,477,719	1,856,244	1,240,613	629,451	45%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	8,164,833	7,392,038	6,626,062	5,866,906	5,114,567	4,369,046	3,630,345	2,898,461	2,173,397	1,455,151	742,236	45%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	745,110	705,029	665,289	625,888	586,828	548,108	509,728	471,688	433,988	396,627	359,608	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,491,098	1,410,937	1,331,456	1,252,656	1,174,535	1,097,094	1,020,334	944,254	868,854	794,134	720,095	50%
3	Low density housing scheme (9 houses)	9	£113,500	3,355,762	3,175,399	2,996,567	2,819,266	2,643,495	2,469,254	2,296,543	2,125,363	1,955,713	1,787,593	1,621,004	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,230,065	1,148,588	1,067,816	987,746	908,379	829,718	751,759	674,502	597,951	522,102	446,956	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,725,617	1,611,533	1,498,435	1,386,322	1,275,193	1,165,049	1,055,890	947,716	840,527	734,322	629,103	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,214,511	2,067,855	1,922,463	1,778,338	1,635,479	1,493,887	1,353,560	1,214,500	1,076,706	940,178	804,917	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	6,903,520	6,444,762	5,989,967	5,539,132	5,092,260	4,649,350	4,210,400	3,775,414	3,344,111	2,915,447	2,490,760	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	15,675,680	14,622,894	13,579,205	12,544,614	11,519,121	10,502,728	9,495,431	8,494,999	7,502,436	6,519,004	5,544,704	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	36,071,532	33,275,726	30,504,311	27,757,287	25,034,654	22,336,413	19,662,561	17,013,103	14,383,484	11,765,467	9,172,009	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	51,734,285	46,046,840	40,409,941	34,823,587	29,255,639	23,722,788	18,237,531	12,749,761	7,301,533	1,850,825	- 3,660,435	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	26,530,889	24,237,174	21,963,724	19,710,535	17,477,611	15,256,447	13,049,555	10,863,065	8,696,978	6,551,296	4,418,638	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	34,889,641	31,130,088	27,403,965	23,711,272	20,027,976	16,371,693	12,749,128	9,123,855	5,531,475	1,930,732	- 1,688,319	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	22,211,580	21,103,524	20,005,173	18,916,527	17,837,585	16,768,348	15,708,816	14,658,989	13,618,867	12,588,449	11,567,736	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,842,537	7,702,703	7,564,078	7,426,660	7,290,450	7,155,448	7,021,653	6,889,066	6,757,688	6,627,517	6,498,554	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	7,478,256	7,012,075	6,549,922	6,091,793	5,637,691	5,187,615	4,741,565	4,299,542	3,861,543	3,427,572	2,997,626	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	16,299,165	15,208,155	14,126,690	13,054,773	11,992,402	10,939,577	9,896,300	8,861,588	7,833,786	6,815,568	5,806,932	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	23,632,569	21,700,243	19,784,864	17,886,434	16,004,951	14,140,416	12,292,828	10,462,189	8,646,464	6,835,884	5,042,385	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	31,010,210	27,940,972	24,889,071	21,864,433	18,867,058	15,895,021	12,926,980	9,986,440	7,063,373	4,147,033	1,242,118	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	9,094,884	8,389,021	7,689,338	6,995,839	6,308,521	5,627,383	4,952,428	4,283,655	3,621,063	2,964,653	2,314,424	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	24,775,467	22,843,103	20,927,687	19,029,219	17,147,699	15,283,127	13,435,502	11,604,826	9,791,097	7,994,317	6,202,343	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	42,570,121	37,952,024	33,374,954	28,838,909	24,343,890	19,889,898	15,476,931	11,069,816	6,693,396	2,308,470	- 2,103,308	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	18,569,803	17,209,581	15,861,278	14,524,894	13,200,428	11,887,881	10,587,253	9,298,544	8,021,752	6,756,880	5,502,497	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	41,772,468	37,394,575	33,075,161	28,798,521	24,587,854	20,443,160	16,343,062	12,293,955	8,303,676	4,344,173	427,756	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	12,024,806	11,427,186	10,838,096	10,257,537	9,685,508	9,122,011	8,567,043	8,020,607	7,482,700	6,953,324	6,432,479	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	31,777,984	28,846,023	25,939,958	23,059,786	20,205,509	17,377,127	14,574,638	11,798,044	9,025,645	6,276,094	3,552,675	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	33,599,459	30,667,499	27,761,434	24,881,262	22,026,985	19,198,603	16,396,114	13,619,520	10,868,820	8,125,362	5,401,943	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	27,139,401	25,272,142	23,421,246	21,586,712	19,767,597	17,959,886	16,168,597	14,393,730	12,635,283	10,893,258	9,167,654	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	40,213,263	35,260,210	30,351,565	25,487,332	20,667,509	15,892,097	11,131,999	6,390,027	1,636,697	- 3,174,605	- 8,040,669	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	70,307,469	64,799,338	59,339,471	53,901,732	48,506,536	43,133,568	37,797,515	32,510,380	27,272,164	22,082,864	16,942,482	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,606,323	6,419,878	6,235,044	6,051,820	5,870,207	5,690,204	5,511,811	5,335,029	5,159,858	4,986,296	4,814,346	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	53,147,448	49,499,139	45,883,115	42,299,377	38,747,927	35,228,762	31,741,884	28,287,291	24,862,207	21,457,456	18,085,144	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	35,687,027	33,343,078	31,019,395	28,715,979	26,432,828	24,169,943	21,927,323	19,704,970	17,499,348	15,310,163	13,141,316	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	45,405,463	40,619,641	35,876,346	31,166,555	26,471,134	21,818,590	17,199,378	12,587,433	8,012,759	3,434,139	- 1,153,487	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	150,172,323	134,541,656	118,931,134	103,348,249	87,906,348	72,605,433	57,445,502	42,426,558	27,464,503	12,516,006	- 2,516,447	45%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	5,449,245	5,016,337	4,587,221	4,161,895	3,740,360	3,322,616	2,908,663	2,498,500	2,092,128	1,689,547	1,290,757	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	10,631,694	9,916,325	9,207,139	8,504,134	7,807,310	7,116,668	6,432,208	5,753,929	5,081,833	4,415,918	3,756,185	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	35,727,309	31,795,608	27,898,851	24,036,787	20,177,419	16,353,301	12,564,432	8,775,828	5,017,946	1,260,272	- 2,522,540	45%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	37,635,064	33,703,362	29,806,605	25,944,793	22,114,283	18,290,164	14,501,296	10,742,246	6,984,362	3,256,692	- 484,171	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	17,950,793	16,561,015	15,183,411	13,817,983	12,464,730	11,123,653	9,794,750	8,478,022	7,173,470	5,881,092	4,600,891	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	36,869,304	33,205,035	29,556,307	25,932,444	22,341,251	18,782,726	15,250,972	11,725,589	8,233,183	4,755,240	1,288,973	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	7,886,479	7,191,937	6,503,501	5,821,169	5,144,941	4,474,818	3,810,800	3,152,887	2,501,078	1,855,374	1,215,775	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	9,208,754	8,398,444	7,595,258	6,799,194	6,010,251	5,228,431	4,453,733	3,686,157	2,925,704	2,172,372	1,426,162	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	5,818,547	5,266,569	4,719,461	4,177,223	3,639,856	3,107,360	2,579,733	2,056,977	1,539,091	1,026,076	516,665	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	6,991,690	6,329,303	5,672,762	5,022,064	4,377,212	3,738,203	3,105,039	2,477,719	1,856,244	1,240,613	629,451	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	8,164,833	7,392,038	6,626,062	5,866,906	5,114,567	4,369,046	3,630,345	2,898,461	2,173,397	1,455,151	742,236	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £10,359 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	848,418	802,719	757,407	712,482	667,947	623,798	580,038	536,664	493,679	451,082	408,874	5%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,697,715	1,606,316	1,515,692	1,425,843	1,336,771	1,248,475	1,160,953	1,074,208	988,239	903,045	818,626	5%
3	Low density housing scheme (9 houses)	9	£3,504,327	3,820,650	3,615,002	3,411,098	3,208,939	3,008,527	2,809,859	2,612,937	2,417,759	2,224,328	2,032,641	1,842,700	5%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,449,596	1,356,178	1,263,566	1,171,758	1,080,756	990,558	901,167	812,579	724,796	637,819	551,646	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,032,959	1,902,159	1,772,486	1,643,939	1,516,520	1,390,227	1,265,061	1,141,022	1,018,111	896,326	775,668	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,609,667	2,441,516	2,274,813	2,109,561	1,945,756	1,783,401	1,622,495	1,463,038	1,305,029	1,148,469	993,359	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	8,158,522	7,631,502	7,109,023	6,591,087	6,077,692	5,568,840	5,064,530	4,564,761	4,069,535	3,578,851	3,092,709	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	18,630,955	17,417,423	16,214,354	15,021,751	13,839,613	12,667,940	11,506,730	10,355,986	9,215,706	8,085,891	6,966,541	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	44,386,378	41,149,189	37,940,135	34,753,940	31,588,861	28,452,035	25,343,458	22,263,132	19,211,057	16,187,233	13,191,660	30%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	68,773,855	62,237,202	55,738,826	49,277,258	42,852,676	36,459,695	30,125,247	23,809,644	17,535,140	11,268,981	5,021,324	20%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	33,424,018	30,755,367	28,110,167	25,488,417	22,890,118	20,315,269	17,763,872	15,235,924	12,724,778	10,225,716	7,750,281	5%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	46,682,232	42,306,987	37,970,386	33,672,427	29,396,715	25,145,565	20,933,348	16,737,766	12,566,331	8,408,940	4,267,589	15%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	25,363,873	24,084,355	22,815,999	21,558,807	20,312,776	19,077,908	17,854,202	16,641,659	15,440,277	14,250,058	13,071,002	35%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,225,155	8,064,510	7,905,250	7,747,374	7,590,883	7,435,777	7,282,055	7,129,719	6,978,767	6,829,199	6,681,017	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	8,753,652	8,218,100	7,687,163	7,160,842	6,639,136	6,122,047	5,609,574	5,101,716	4,598,474	4,099,847	3,605,837	45%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	19,351,268	18,094,244	16,848,179	15,613,072	14,388,922	13,175,731	11,973,497	10,782,221	9,601,904	8,432,545	7,274,143	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	29,270,364	27,039,218	24,819,344	22,619,029	20,438,272	18,277,074	16,135,434	14,013,353	11,910,830	9,827,866	7,764,460	40%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	40,156,586	36,599,620	33,073,963	29,579,616	26,116,578	22,672,883	19,248,368	15,855,392	12,482,533	9,122,429	5,782,118	40%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	11,100,172	10,285,236	9,477,408	8,676,690	7,883,080	7,096,579	6,317,186	5,544,903	4,779,729	4,021,664	3,270,707	40%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	30,396,084	28,165,669	25,954,729	23,761,814	21,581,020	19,419,785	17,278,109	15,155,990	13,053,430	10,970,429	8,906,987	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	56,522,336	51,181,813	45,850,213	40,566,109	35,329,500	30,140,387	24,998,769	19,904,648	14,858,020	9,830,553	4,817,487	30%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	22,472,514	20,900,014	19,341,236	17,796,181	16,264,850	14,747,242	13,243,357	11,753,197	10,276,759	8,814,043	7,365,052	45%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	54,654,450	49,534,478	44,490,299	39,521,915	34,629,326	29,812,532	25,048,129	20,347,300	15,721,583	11,130,051	6,603,920	35%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	13,609,994	12,921,058	12,241,921	11,572,583	10,913,046	10,263,308	9,623,370	8,993,231	8,372,893	7,762,354	7,161,615	30%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	40,502,496	37,112,345	33,751,972	30,421,374	27,102,243	23,812,354	20,552,420	17,322,443	14,122,421	10,952,354	7,793,614	5%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	42,296,596	38,906,446	35,546,072	32,215,474	28,914,652	25,633,829	22,373,896	19,143,917	15,943,895	12,773,830	9,633,719	20%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	32,505,889	30,346,731	28,206,418	26,084,949	23,982,325	21,898,543	19,833,607	17,787,514	15,760,264	13,748,466	11,750,774	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	55,726,954	49,939,249	44,193,421	38,499,183	32,856,533	27,265,472	21,725,998	16,238,113	10,790,354	5,341,120	- 132,294	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	86,130,753	79,803,367	73,516,271	67,284,512	61,099,773	54,945,876	48,840,788	42,758,576	36,699,565	30,683,154	24,723,206	30%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,116,482	6,902,288	6,689,941	6,479,439	6,270,785	6,063,977	5,859,014	5,655,899	5,454,630	5,255,207	5,057,630	25%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	64,005,375	59,766,472	55,564,876	51,400,588	47,273,606	43,183,931	39,131,563	35,116,503	31,138,749	27,198,303	23,295,162	35%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	42,399,322	39,690,273	37,004,594	34,342,284	31,703,344	29,087,773	26,495,573	23,926,741	21,381,279	18,859,187	16,360,465	40%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	59,916,916	54,341,776	48,815,873	43,339,206	37,911,776	32,533,582	27,203,383	21,878,567	16,603,418	11,334,227	6,091,116	30%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	196,853,042	178,991,681	161,229,558	143,533,629	125,855,636	108,147,230	90,460,828	72,937,842	55,578,273	38,382,120	21,248,876	5%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	6,670,525	6,172,995	5,679,802	5,189,953	4,703,407	4,221,219	3,743,388	3,269,916	2,800,802	2,336,045	1,875,647	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	12,636,982	11,812,541	10,995,209	10,184,985	9,381,870	8,585,864	7,796,967	7,015,178	6,240,499	5,472,929	4,712,467	40%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	47,580,882	43,032,038	38,523,364	34,039,745	29,580,338	25,161,395	20,782,914	16,408,271	12,071,970	7,747,452	3,446,009	35%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	49,459,966	44,911,122	40,402,448	35,933,943	31,488,092	27,069,150	22,690,669	18,345,135	14,008,834	9,713,370	5,412,425	35%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	21,905,370	20,305,909	18,720,400	17,148,844	15,587,588	14,037,539	12,501,504	10,979,484	9,471,477	7,977,485	6,497,506	45%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	47,836,981	43,576,149	39,352,830	35,167,020	31,018,722	26,907,935	22,805,929	18,740,188	14,712,245	10,693,970	6,703,350	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	9,916,038	9,111,102	8,313,211	7,522,362	6,738,557	5,961,794	5,192,075	4,429,400	3,673,767	2,925,177	2,183,631	40%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	11,576,572	10,637,471	9,706,587	8,783,919	7,869,470	6,963,237	6,065,221	5,175,422	4,293,841	3,420,475	2,555,328	45%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	7,449,442	6,808,755	6,173,693	5,544,255	4,920,441	4,302,252	3,689,686	3,082,747	2,481,430	1,885,739	1,295,672	30%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	8,948,764	8,179,927	7,417,840	6,662,502	5,913,913	5,172,073	4,436,984	3,708,642	2,987,052	2,272,209	1,564,117	35%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	10,448,086	9,551,100	8,661,987	7,780,749	6,907,385	6,041,895	5,184,280	4,334,539	3,492,672	2,658,679	1,832,561	40%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	848,418	802,719	757,407	712,482	667,947	623,798	580,038	536,664	493,679	451,082	408,874	40%
2	Low density housing scheme (4 houses)	4	£917,161	1,697,715	1,606,316	1,515,692	1,425,843	1,336,771	1,248,475	1,160,953	1,074,208	988,239	903,045	818,626	40%
3	Low density housing scheme (9 houses)	9	£2,081,956	3,820,650	3,615,002	3,411,098	3,208,939	3,008,527	2,809,859	2,612,937	2,417,759	2,224,328	2,032,641	1,842,700	40%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,449,596	1,356,178	1,263,566	1,171,758	1,080,756	990,558	901,167	812,579	724,796	637,819	551,646	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,032,959	1,902,159	1,772,486	1,643,939	1,516,520	1,390,227	1,265,061	1,141,022	1,018,111	896,326	775,668	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,609,667	2,441,516	2,274,813	2,109,561	1,945,756	1,783,401	1,622,495	1,463,038	1,305,029	1,148,469	993,359	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	8,158,522	7,631,502	7,109,023	6,591,087	6,077,692	5,568,840	5,064,530	4,564,761	4,069,535	3,578,851	3,092,709	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	18,630,955	17,417,423	16,214,354	15,021,751	13,839,613	12,667,940	11,506,730	10,355,986	9,215,706	8,085,891	6,966,541	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	44,386,378	41,149,189	37,940,135	34,753,940	31,588,861	28,452,035	25,343,458	22,263,132	19,211,057	16,187,233	13,191,660	45%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	68,773,855	62,237,202	55,738,826	49,277,258	42,852,676	36,459,695	30,125,247	23,809,644	17,535,140	11,268,981	5,021,324	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	33,424,018	30,755,367	28,110,167	25,488,417	22,890,118	20,315,269	17,763,872	15,235,924	12,724,778	10,225,716	7,750,281	25%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	46,682,232	42,306,987	37,970,386	33,672,427	29,396,715	25,145,565	20,933,348	16,737,766	12,566,331	8,408,940	4,267,589	30%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	25,363,873	24,084,355	22,815,999	21,558,807	20,312,776	19,077,908	17,854,202	16,641,659	15,440,277	14,250,058	13,071,002	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,225,155	8,064,510	7,905,250	7,747,374	7,590,883	7,435,777	7,282,055	7,129,719	6,978,767	6,829,199	6,681,017	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	8,753,652	8,218,100	7,687,163	7,160,842	6,639,136	6,122,047	5,609,574	5,101,716	4,598,474	4,099,847	3,605,837	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	19,351,268	18,094,244	16,848,179	15,613,072	14,388,922	13,175,731	11,973,497	10,782,221	9,601,904	8,432,545	7,274,143	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	29,270,364	27,039,218	24,819,344	22,619,029	20,438,272	18,277,074	16,135,434	14,013,353	11,910,830	9,827,866	7,764,460	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	40,156,586	36,599,620	33,073,963	29,579,616	26,116,578	22,672,883	19,248,368	15,855,392	12,482,533	9,122,429	5,782,118	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	11,100,172	10,285,236	9,477,408	8,676,690	7,883,080	7,096,579	6,317,186	5,544,903	4,779,729	4,021,664	3,270,707	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	30,396,084	28,165,669	25,954,729	23,761,814	21,581,020	19,419,785	17,278,109	15,155,990	13,053,430	10,970,429	8,906,987	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	56,522,336	51,181,813	45,850,213	40,566,109	35,329,500	30,140,387	24,998,769	19,904,648	14,858,020	9,830,553	4,817,487	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	22,472,514	20,900,014	19,341,236	17,796,181	16,264,850	14,747,242	13,243,357	11,753,197	10,276,759	8,814,043	7,365,052	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	54,654,450	49,534,478	44,490,299	39,521,915	34,629,326	29,812,532	25,048,129	20,347,300	15,721,583	11,130,051	6,603,920	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	13,609,994	12,921,058	12,241,921	11,572,583	10,913,046	10,263,308	9,623,370	8,993,231	8,372,893	7,762,354	7,161,615	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	40,502,496	37,112,345	33,751,972	30,421,374	27,102,243	23,812,354	20,552,420	17,322,443	14,122,421	10,952,354	7,793,614	25%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	42,296,596	38,906,446	35,546,072	32,215,474	28,914,652	25,633,829	22,373,896	19,143,917	15,943,895	12,773,830	9,633,719	35%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	32,505,889	30,346,731	28,206,418	26,084,949	23,982,325	21,898,543	19,833,607	17,787,514	15,760,264	13,748,466	11,750,774	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	55,726,954	49,939,249	44,193,421	38,499,183	32,856,533	27,265,472	21,725,998	16,238,113	10,790,354	5,341,120	- 132,294	20%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	86,130,753	79,803,367	73,516,271	67,284,512	61,099,773	54,945,876	48,840,788	42,758,576	36,699,565	30,683,154	24,723,206	45%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,116,482	6,902,288	6,689,941	6,479,439	6,270,785	6,063,977	5,859,014	5,655,899	5,454,630	5,255,207	5,057,630	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	64,005,375	59,766,472	55,564,876	51,400,588	47,273,606	43,183,931	39,131,563	35,116,503	31,138,749	27,198,303	23,295,162	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	42,399,322	39,690,273	37,004,594	34,342,284	31,703,344	29,087,773	26,495,573	23,926,741	21,381,279	18,859,187	16,360,465	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	59,916,916	54,341,776	48,815,873	43,339,206	37,911,776	32,533,582	27,203,383	21,878,567	16,603,418	11,334,227	6,091,116	40%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	196,853,042	178,991,681	161,229,558	143,533,629	125,855,636	108,147,230	90,460,828	72,937,842	55,578,273	38,382,120	21,248,876	25%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	6,670,525	6,172,995	5,679,802	5,189,953	4,703,407	4,221,219	3,743,388	3,269,916	2,800,802	2,336,045	1,875,647	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	12,636,982	11,812,541	10,995,209	10,184,985	9,381,870	8,585,864	7,796,967	7,015,178	6,240,499	5,472,929	4,712,467	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	47,580,882	43,032,038	38,523,364	34,039,745	29,580,338	25,161,395	20,782,914	16,408,271	12,071,970	7,747,452	3,446,009	40%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	49,459,966	44,911,122	40,402,448	35,933,943	31,488,092	27,069,150	22,690,669	18,345,135	14,008,834	9,713,370	5,412,425	40%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	21,905,370	20,305,909	18,720,400	17,148,844	15,587,588	14,037,539	12,501,504	10,979,484	9,471,477	7,977,485	6,497,506	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	47,836,981	43,576,149	39,352,830	35,167,020	31,018,722	26,907,935	22,805,929	18,740,188	14,712,245	10,693,970	6,703,350	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	9,916,038	9,111,102	8,313,211	7,522,362	6,738,557	5,961,794	5,192,075	4,429,400	3,673,767	2,925,177	2,183,631	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	11,576,572	10,637,471	9,706,587	8,783,919	7,869,470	6,963,237	6,065,221	5,175,422	4,293,841	3,420,475	2,555,328	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	7,449,442	6,808,755	6,173,693	5,544,255	4,920,441	4,302,252	3,689,686	3,082,747	2,481,430	1,885,739	1,295,672	45%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	8,948,764	8,179,927	7,417,840	6,662,502	5,913,913	5,172,073	4,436,984	3,708,642	2,987,052	2,272,209	1,564,117	45%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	10,448,086	9,551,100	8,661,987	7,780,749	6,907,385	6,041,895	5,184,280	4,334,539	3,492,672	2,658,679	1,832,561	45%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	848,418	802,719	757,407	712,482	667,947	623,798	580,038	536,664	493,679	451,082	408,874	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,697,715	1,606,316	1,515,692	1,425,843	1,336,771	1,248,475	1,160,953	1,074,208	988,239	903,045	818,626	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	3,820,650	3,615,002	3,411,098	3,208,939	3,008,527	2,809,859	2,612,937	2,417,759	2,224,328	2,032,641	1,842,700	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,449,596	1,356,178	1,263,566	1,171,758	1,080,756	990,558	901,167	812,579	724,796	637,819	551,646	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,032,959	1,902,159	1,772,486	1,643,939	1,516,520	1,390,227	1,265,061	1,141,022	1,018,111	896,326	775,668	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,609,667	2,441,516	2,274,813	2,109,561	1,945,756	1,783,401	1,622,495	1,463,038	1,305,029	1,148,469	993,359	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	8,158,522	7,631,502	7,109,023	6,591,087	6,077,692	5,568,840	5,064,530	4,564,761	4,069,535	3,578,851	3,092,709	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	18,630,955	17,417,423	16,214,354	15,021,751	13,839,613	12,667,940	11,506,730	10,355,986	9,215,706	8,085,891	6,966,541	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	44,386,378	41,149,189	37,940,135	34,753,940	31,588,861	28,452,035	25,343,458	22,263,132	19,211,057	16,187,233	13,191,660	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	68,773,855	62,237,202	55,738,826	49,277,258	42,852,676	36,459,695	30,125,247	23,809,644	17,535,140	11,268,981	5,021,324	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	33,424,018	30,755,367	28,110,167	25,488,417	22,890,118	20,315,269	17,763,872	15,235,924	12,724,778	10,225,716	7,750,281	40%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	46,682,232	42,306,987	37,970,386	33,672,427	29,396,715	25,145,565	20,933,348	16,737,766	12,566,331	8,408,940	4,267,589	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	25,363,873	24,084,355	22,815,999	21,558,807	20,312,776	19,077,908	17,854,202	16,641,659	15,440,277	14,250,058	13,071,002	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,225,155	8,064,510	7,905,250	7,747,374	7,590,883	7,435,777	7,282,055	7,129,719	6,978,767	6,829,199	6,681,017	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	8,753,652	8,218,100	7,687,163	7,160,842	6,639,136	6,122,047	5,609,574	5,101,716	4,598,474	4,099,847	3,605,837	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	19,351,268	18,094,244	16,848,179	15,613,072	14,388,922	13,175,731	11,973,497	10,782,221	9,601,904	8,432,545	7,274,143	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	29,270,364	27,039,218	24,819,344	22,619,029	20,438,272	18,277,074	16,135,434	14,013,353	11,910,830	9,827,866	7,764,460	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	40,156,586	36,599,620	33,073,963	29,579,616	26,116,578	22,672,883	19,248,368	15,855,392	12,482,533	9,122,429	5,782,118	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	11,100,172	10,285,236	9,477,408	8,676,690	7,883,080	7,096,579	6,317,186	5,544,903	4,779,729	4,021,664	3,270,707	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	30,396,084	28,165,669	25,954,729	23,761,814	21,581,020	19,419,785	17,278,109	15,155,990	13,053,430	10,970,429	8,906,987	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	56,522,336	51,181,813	45,850,213	40,566,109	35,329,500	30,140,387	24,998,769	19,904,648	14,858,020	9,830,553	4,817,487	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	22,472,514	20,900,014	19,341,236	17,796,181	16,264,850	14,747,242	13,243,357	11,753,197	10,276,759	8,814,043	7,365,052	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	54,654,450	49,534,478	44,490,299	39,521,915	34,629,326	29,812,532	25,048,129	20,347,300	15,721,583	11,130,051	6,603,920	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	13,609,994	12,921,058	12,241,921	11,572,583	10,913,046	10,263,308	9,623,370	8,993,231	8,372,893	7,762,354	7,161,615	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	40,502,496	37,112,345	33,751,972	30,421,374	27,102,243	23,812,354	20,552,420	17,322,443	14,122,421	10,952,354	7,793,614	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	42,296,596	38,906,446	35,546,072	32,215,474	28,914,652	25,633,829	22,373,896	19,143,917	15,943,895	12,773,830	9,633,719	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	32,505,889	30,346,731	28,206,418	26,084,949	23,982,325	21,898,543	19,833,607	17,787,514	15,760,264	13,748,466	11,750,774	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	55,726,954	49,939,249	44,193,421	38,499,183	32,856,533	27,265,472	21,725,998	16,238,113	10,790,354	5,341,120	- 132,294	30%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	86,130,753	79,803,367	73,516,271	67,284,512	61,099,773	54,945,876	48,840,788	42,758,576	36,699,565	30,683,154	24,723,206	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,116,482	6,902,288	6,689,941	6,479,439	6,270,785	6,063,977	5,859,014	5,655,899	5,454,630	5,255,207	5,057,630	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	64,005,375	59,766,472	55,564,876	51,400,588	47,273,606	43,183,931	39,131,563	35,116,503	31,138,749	27,198,303	23,295,162	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	42,399,322	39,690,273	37,004,594	34,342,284	31,703,344	29,087,773	26,495,573	23,926,741	21,381,279	18,859,187	16,360,465	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	59,916,916	54,341,776	48,815,873	43,339,206	37,911,776	32,533,582	27,203,383	21,878,567	16,603,418	11,334,227	6,091,116	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	196,853,042	178,991,681	161,229,558	143,533,629	125,855,636	108,147,230	90,460,828	72,937,842	55,578,273	38,382,120	21,248,876	35%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	6,670,525	6,172,995	5,679,802	5,189,953	4,703,407	4,221,219	3,743,388	3,269,916	2,800,802	2,336,045	1,875,647	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	12,636,982	11,812,541	10,995,209	10,184,985	9,381,870	8,585,864	7,796,967	7,015,178	6,240,499	5,472,929	4,712,467	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	47,580,882	43,032,038	38,523,364	34,039,745	29,580,338	25,161,395	20,782,914	16,408,271	12,071,970	7,747,452	3,446,009	45%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	49,459,966	44,911,122	40,402,448	35,933,943	31,488,092	27,069,150	22,690,669	18,345,135	14,008,834	9,713,370	5,412,425	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	21,905,370	20,305,909	18,720,400	17,148,844	15,587,588	14,037,539	12,501,504	10,979,484	9,471,477	7,977,485	6,497,506	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	47,836,981	43,576,149	39,352,830	35,167,020	31,018,722	26,907,935	22,805,929	18,740,188	14,712,245	10,693,970	6,703,350	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	9,916,038	9,111,102	8,313,211	7,522,362	6,738,557	5,961,794	5,192,075	4,429,400	3,673,767	2,925,177	2,183,631	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	11,576,572	10,637,471	9,706,587	8,783,919	7,869,470	6,963,237	6,065,221	5,175,422	4,293,841	3,420,475	2,555,328	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	7,449,442	6,808,755	6,173,693	5,544,255	4,920,441	4,302,252	3,689,686	3,082,747	2,481,430	1,885,739	1,295,672	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	8,948,764	8,179,927	7,417,840	6,662,502	5,913,913	5,172,073	4,436,984	3,708,642	2,987,052	2,272,209	1,564,117	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	10,448,086	9,551,100	8,661,987	7,780,749	6,907,385	6,041,895	5,184,280	4,334,539	3,492,672	2,658,679	1,832,561	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	848,418	802,719	757,407	712,482	667,947	623,798	580,038	536,664	493,679	451,082	408,874	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,697,715	1,606,316	1,515,692	1,425,843	1,336,771	1,248,475	1,160,953	1,074,208	988,239	903,045	818,626	50%
3	Low density housing scheme (9 houses)	9	£113,500	3,820,650	3,615,002	3,411,098	3,208,939	3,008,527	2,809,859	2,612,937	2,417,759	2,224,328	2,032,641	1,842,700	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,449,596	1,356,178	1,263,566	1,171,758	1,080,756	990,558	901,167	812,579	724,796	637,819	551,646	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,032,959	1,902,159	1,772,486	1,643,939	1,516,520	1,390,227	1,265,061	1,141,022	1,018,111	896,326	775,668	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,609,667	2,441,516	2,274,813	2,109,561	1,945,756	1,783,401	1,622,495	1,463,038	1,305,029	1,148,469	993,359	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	8,158,522	7,631,502	7,109,023	6,591,087	6,077,692	5,568,840	5,064,530	4,564,761	4,069,535	3,578,851	3,092,709	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	18,630,955	17,417,423	16,214,354	15,021,751	13,839,613	12,667,940	11,506,730	10,355,986	9,215,706	8,085,891	6,966,541	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	44,386,378	41,149,189	37,940,135	34,753,940	31,588,861	28,452,035	25,343,458	22,263,132	19,211,057	16,187,233	13,191,660	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	68,773,855	62,237,202	55,738,826	49,277,258	42,852,676	36,459,695	30,125,247	23,809,644	17,535,140	11,268,981	5,021,324	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	33,424,018	30,755,367	28,110,167	25,488,417	22,890,118	20,315,269	17,763,872	15,235,924	12,724,778	10,225,716	7,750,281	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	46,682,232	42,306,987	37,970,386	33,672,427	29,396,715	25,145,565	20,933,348	16,737,766	12,566,331	8,408,940	4,267,589	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	25,363,873	24,084,355	22,815,999	21,558,807	20,312,776	19,077,908	17,854,202	16,641,659	15,440,277	14,250,058	13,071,002	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,225,155	8,064,510	7,905,250	7,747,374	7,590,883	7,435,777	7,282,055	7,129,719	6,978,767	6,829,199	6,681,017	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	8,753,652	8,218,100	7,687,163	7,160,842	6,639,136	6,122,047	5,609,574	5,101,716	4,598,474	4,099,847	3,605,837	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	19,351,268	18,094,244	16,848,179	15,613,072	14,388,922	13,175,731	11,973,497	10,782,221	9,601,904	8,432,545	7,274,143	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	29,270,364	27,039,218	24,819,344	22,619,029	20,438,272	18,277,074	16,135,434	14,013,353	11,910,830	9,827,866	7,764,460	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	40,156,586	36,599,620	33,073,963	29,579,616	26,116,578	22,672,883	19,248,368	15,855,392	12,482,533	9,122,429	5,782,118	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	11,100,172	10,285,236	9,477,408	8,676,690	7,883,080	7,096,579	6,317,186	5,544,903	4,779,729	4,021,664	3,270,707	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	30,396,084	28,165,669	25,954,729	23,761,814	21,581,020	19,419,785	17,278,109	15,155,990	13,053,430	10,970,429	8,906,987	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	56,522,336	51,181,813	45,850,213	40,566,109	35,329,500	30,140,387	24,998,769	19,904,648	14,858,020	9,830,553	4,817,487	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	22,472,514	20,900,014	19,341,236	17,796,181	16,264,850	14,747,242	13,243,357	11,753,197	10,276,759	8,814,043	7,365,052	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	54,654,450	49,534,478	44,490,299	39,521,915	34,629,326	29,812,532	25,048,129	20,347,300	15,721,583	11,130,051	6,603,920	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	13,609,994	12,921,058	12,241,921	11,572,583	10,913,046	10,263,308	9,623,370	8,993,231	8,372,893	7,762,354	7,161,615	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	40,502,496	37,112,345	33,751,972	30,421,374	27,102,243	23,812,354	20,552,420	17,322,443	14,122,421	10,952,354	7,793,614	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	42,296,596	38,906,446	35,546,072	32,215,474	28,914,652	25,633,829	22,373,896	19,143,917	15,943,895	12,773,830	9,633,719	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	32,505,889	30,346,731	28,206,418	26,084,949	23,982,325	21,898,543	19,833,607	17,787,514	15,760,264	13,748,466	11,750,774	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	55,726,954	49,939,249	44,193,421	38,499,183	32,856,533	27,265,472	21,725,998	16,238,113	10,790,354	5,341,120	- 132,294	45%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	86,130,753	79,803,367	73,516,271	67,284,512	61,099,773	54,945,876	48,840,788	42,758,576	36,699,565	30,683,154	24,723,206	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,116,482	6,902,288	6,689,941	6,479,439	6,270,785	6,063,977	5,859,014	5,655,899	5,454,630	5,255,207	5,057,630	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	64,005,375	59,766,472	55,564,876	51,400,588	47,273,606	43,183,931	39,131,563	35,116,503	31,138,749	27,198,303	23,295,162	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	42,399,322	39,690,273	37,004,594	34,342,284	31,703,344	29,087,773	26,495,573	23,926,741	21,381,279	18,859,187	16,360,465	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	59,916,916	54,341,776	48,815,873	43,339,206	37,911,776	32,533,582	27,203,383	21,878,567	16,603,418	11,334,227	6,091,116	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	196,853,042	178,991,681	161,229,558	143,533,629	125,855,636	108,147,230	90,460,828	72,937,842	55,578,273	38,382,120	21,248,876	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	6,670,525	6,172,995	5,679,802	5,189,953	4,703,407	4,221,219	3,743,388	3,269,916	2,800,802	2,336,045	1,875,647	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	12,636,982	11,812,541	10,995,209	10,184,985	9,381,870	8,585,864	7,796,967	7,015,178	6,240,499	5,472,929	4,712,467	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	47,580,882	43,032,038	38,523,364	34,039,745	29,580,338	25,161,395	20,782,914	16,408,271	12,071,970	7,747,452	3,446,009	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	49,459,966	44,911,122	40,402,448	35,933,943	31,488,092	27,069,150	22,690,669	18,345,135	14,008,834	9,713,370	5,412,425	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	21,905,370	20,305,909	18,720,400	17,148,844	15,587,588	14,037,539	12,501,504	10,979,484	9,471,477	7,977,485	6,497,506	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	47,836,981	43,576,149	39,352,830	35,167,020	31,018,722	26,907,935	22,805,929	18,740,188	14,712,245	10,693,970	6,703,350	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	9,916,038	9,111,102	8,313,211	7,522,362	6,738,557	5,961,794	5,192,075	4,429,400	3,673,767	2,925,177	2,183,631	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	11,576,572	10,637,471	9,706,587	8,783,919	7,869,470	6,963,237	6,065,221	5,175,422	4,293,841	3,420,475	2,555,328	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	7,449,442	6,808,755	6,173,693	5,544,255	4,920,441	4,302,252	3,689,686	3,082,747	2,481,430	1,885,739	1,295,672	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	8,948,764	8,179,927	7,417,840	6,662,502	5,913,913	5,172,073	4,436,984	3,708,642	2,987,052	2,272,209	1,564,117	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	10,448,086	9,551,100	8,661,987	7,780,749	6,907,385	6,041,895	5,184,280	4,334,539	3,492,672	2,658,679	1,832,561	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,135 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	951,727	900,408	849,525	799,076	749,064	699,488	650,347	601,641	553,372	505,538	458,140	15%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,904,332	1,801,694	1,699,928	1,599,032	1,499,007	1,399,855	1,301,572	1,204,163	1,107,622	1,011,954	917,158	15%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,285,538	4,054,604	3,825,628	3,598,613	3,373,559	3,150,464	2,929,330	2,710,156	2,492,943	2,277,689	2,064,396	15%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,669,125	1,563,767	1,459,316	1,355,771	1,253,132	1,151,400	1,050,575	950,655	851,642	753,536	656,336	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,340,302	2,192,784	2,046,536	1,901,557	1,757,846	1,615,405	1,474,232	1,334,330	1,195,695	1,058,330	922,234	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,004,822	2,815,177	2,627,164	2,440,783	2,256,034	2,072,915	1,891,429	1,711,574	1,533,352	1,356,760	1,181,800	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	9,413,525	8,818,241	8,228,080	7,643,041	7,063,125	6,488,331	5,918,659	5,354,109	4,794,681	4,240,376	3,691,194	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	21,586,230	20,211,952	18,849,505	17,498,889	16,160,105	14,833,151	13,518,029	12,214,738	10,923,279	9,643,650	8,375,852	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	52,655,682	48,968,702	45,313,682	41,690,619	38,099,517	34,540,373	31,013,189	27,513,161	24,034,080	20,587,109	17,172,249	40%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	85,564,674	78,150,206	70,800,879	63,505,608	56,246,096	49,042,731	41,865,836	34,715,041	27,613,907	20,538,095	13,495,828	30%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	40,275,139	37,245,261	34,241,894	31,265,039	28,302,625	25,365,590	22,455,191	19,571,431	16,714,310	13,883,826	11,074,547	15%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	58,355,176	53,370,359	48,429,348	43,532,143	38,652,377	33,813,446	29,018,598	24,245,329	19,502,169	14,784,624	10,086,603	25%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	28,516,166	27,065,187	25,626,827	24,201,087	22,787,968	21,387,467	19,999,588	18,624,327	17,261,688	15,911,668	14,573,373	45%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,607,775	8,426,317	8,246,423	8,068,088	7,891,317	7,716,106	7,542,458	7,370,371	7,199,845	7,030,882	6,863,480	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	10,029,049	9,424,124	8,824,404	8,229,890	7,640,582	7,056,479	6,477,582	5,903,890	5,335,404	4,772,123	4,214,048	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	22,403,369	20,980,334	19,569,667	18,171,370	16,785,442	15,411,884	14,050,694	12,701,874	11,365,423	10,041,342	8,729,629	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	34,863,944	32,329,315	29,816,747	27,326,240	24,857,794	22,411,410	19,978,039	17,564,517	15,173,163	12,803,979	10,456,964	45%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	49,302,962	45,248,499	41,229,575	37,246,189	33,298,342	29,386,034	25,509,264	21,668,034	17,837,729	14,038,996	10,258,476	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	13,105,462	12,181,452	11,265,478	10,357,541	9,457,639	8,565,773	7,681,945	6,806,152	5,938,395	5,078,674	4,226,989	45%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	35,989,664	33,454,998	30,942,394	28,451,851	25,983,369	23,536,948	21,112,589	18,707,153	16,315,764	13,946,542	11,599,490	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	70,207,260	64,197,675	58,219,820	52,258,305	46,315,111	40,390,877	34,520,608	28,704,305	22,941,965	17,233,591	11,579,180	35%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	26,375,227	24,590,446	22,821,194	21,067,470	19,329,273	17,606,604	15,899,462	14,207,850	12,531,764	10,871,207	9,226,177	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	67,461,827	61,636,717	55,897,138	50,208,598	44,604,870	39,087,251	33,655,740	28,310,338	23,040,841	17,825,609	12,685,148	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	15,195,183	14,414,929	13,645,745	12,887,630	12,140,583	11,404,606	10,679,698	9,965,857	9,263,086	8,571,384	7,890,751	40%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	49,195,134	45,332,168	41,502,995	37,707,620	33,946,039	30,218,256	26,524,266	22,846,840	19,197,496	15,582,169	12,000,859	15%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	50,989,235	47,126,268	43,297,096	39,501,720	35,740,140	32,012,356	28,318,367	24,658,174	21,018,971	17,403,644	13,822,334	30%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	37,872,375	35,421,320	32,991,590	30,583,186	28,196,107	25,830,354	23,485,927	21,162,824	18,861,047	16,580,596	14,321,470	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	70,860,465	64,406,509	57,957,564	51,509,670	45,045,557	38,638,847	32,290,902	26,001,724	19,771,313	13,599,668	7,452,356	10%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	101,784,405	94,640,269	87,533,739	80,489,555	73,507,720	66,572,773	59,683,460	52,845,961	46,042,328	39,265,457	32,503,930	40%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,626,640	7,384,697	7,144,837	6,907,059	6,671,363	6,437,749	6,206,218	5,976,769	5,749,402	5,524,117	5,300,915	30%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	74,863,303	70,033,806	65,246,639	60,501,798	55,799,285	51,139,100	46,521,243	41,945,713	37,412,512	32,921,637	28,473,091	40%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	49,111,617	46,037,468	42,989,792	39,968,590	36,973,860	34,005,604	31,063,822	28,148,512	25,259,676	22,397,313	19,561,425	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	74,428,370	68,063,912	61,755,399	55,502,834	49,306,216	43,165,545	37,080,820	31,052,042	25,079,212	19,118,685	13,198,593	40%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	242,503,382	222,382,816	202,389,394	182,505,380	162,693,272	142,950,126	123,223,334	103,449,126	83,607,947	63,952,616	44,483,134	15%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	7,885,713	7,322,086	6,763,357	6,209,530	5,660,603	5,116,577	4,577,451	4,041,333	3,509,476	2,982,544	2,460,537	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	14,642,272	13,708,756	12,783,277	11,865,835	10,956,429	10,055,058	9,161,724	8,276,427	7,399,165	6,529,939	5,668,749	45%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	59,347,923	54,186,228	49,046,734	43,947,213	38,893,319	33,885,052	28,904,559	23,950,556	19,042,535	14,143,682	9,282,292	40%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	61,261,741	56,070,965	50,925,817	45,826,296	40,772,402	35,764,136	30,801,496	25,858,311	20,950,290	16,080,546	11,219,156	40%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	25,845,738	24,031,948	22,233,934	20,451,694	18,685,230	16,934,540	15,199,625	13,480,486	11,769,484	10,073,876	8,394,122	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	58,711,014	53,881,518	49,094,350	44,349,510	39,630,578	34,943,514	30,299,033	25,697,135	21,121,318	16,568,875	12,059,360	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	11,934,470	11,023,332	10,120,137	9,223,557	8,332,173	7,448,771	6,573,351	5,705,913	4,846,456	3,994,981	3,151,487	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	13,931,291	12,868,286	11,814,549	10,768,646	9,728,689	8,698,043	7,676,709	6,664,687	5,661,977	4,668,579	3,684,493	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	9,079,194	8,350,942	7,627,924	6,911,285	6,201,025	5,497,143	4,799,641	4,108,516	3,423,770	2,745,403	2,073,414	40%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	10,904,324	10,030,551	9,162,918	8,302,939	7,450,614	6,605,943	5,768,927	4,939,565	4,117,858	3,303,805	2,497,407	45%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	12,729,454	11,710,161	10,697,912	9,694,592	8,700,203	7,714,744	6,738,215	5,770,616	4,811,947	3,862,208	2,921,400	45%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	951,727	900,408	849,525	799,076	749,064	699,488	650,347	601,641	553,372	505,538	458,140	45%
2	Low density housing scheme (4 houses)	4	£917,161	1,904,332	1,801,694	1,699,928	1,599,032	1,499,007	1,399,855	1,301,572	1,204,163	1,107,622	1,011,954	917,158	45%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,285,538	4,054,604	3,825,628	3,598,613	3,373,559	3,150,464	2,929,330	2,710,156	2,492,943	2,277,689	2,064,396	45%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,669,125	1,563,767	1,459,316	1,355,771	1,253,132	1,151,400	1,050,575	950,655	851,642	753,536	656,336	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,340,302	2,192,784	2,046,536	1,901,557	1,757,846	1,615,405	1,474,232	1,334,330	1,195,695	1,058,330	922,234	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,004,822	2,815,177	2,627,164	2,440,783	2,256,034	2,072,915	1,891,429	1,711,574	1,533,352	1,356,760	1,181,800	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	9,413,525	8,818,241	8,228,080	7,643,041	7,063,125	6,488,331	5,918,659	5,354,109	4,794,681	4,240,376	3,691,194	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	21,586,230	20,211,952	18,849,505	17,498,889	16,160,105	14,833,151	13,518,029	12,214,738	10,923,279	9,643,650	8,375,852	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	52,655,682	48,968,702	45,313,682	41,690,619	38,099,517	34,540,373	31,013,189	27,513,161	24,034,080	20,587,109	17,172,249	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	85,564,674	78,150,206	70,800,879	63,505,608	56,246,096	49,042,731	41,865,836	34,715,041	27,613,907	20,538,095	13,495,828	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	40,275,139	37,245,261	34,241,894	31,265,039	28,302,625	25,365,590	22,455,191	19,571,431	16,714,310	13,883,826	11,074,547	35%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	58,355,176	53,370,359	48,429,348	43,532,143	38,652,377	33,813,446	29,018,598	24,245,329	19,502,169	14,784,624	10,086,603	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	28,516,166	27,065,187	25,626,827	24,201,087	22,787,968	21,387,467	19,999,588	18,624,327	17,261,688	15,911,668	14,573,373	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,607,775	8,426,317	8,246,423	8,068,088	7,891,317	7,716,106	7,542,458	7,370,371	7,199,845	7,030,882	6,863,480	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	10,029,049	9,424,124	8,824,404	8,229,890	7,640,582	7,056,479	6,477,582	5,903,890	5,335,404	4,772,123	4,214,048	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	22,403,369	20,980,334	19,569,667	18,171,370	16,785,442	15,411,884	14,050,694	12,701,874	11,365,423	10,041,342	8,729,629	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	34,863,944	32,329,315	29,816,747	27,326,240	24,857,794	22,411,410	19,978,039	17,564,517	15,173,163	12,803,979	10,456,964	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	49,302,962	45,248,499	41,229,575	37,246,189	33,298,342	29,386,034	25,509,264	21,668,034	17,837,729	14,038,996	10,258,476	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	13,105,462	12,181,452	11,265,478	10,357,541	9,457,639	8,565,773	7,681,945	6,806,152	5,938,395	5,078,674	4,226,989	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	35,989,664	33,454,998	30,942,394	28,451,851	25,983,369	23,536,948	21,112,589	18,707,153	16,315,764	13,946,542	11,599,490	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	70,207,260	64,197,675	58,219,820	52,258,305	46,315,111	40,390,877	34,520,608	28,704,305	22,941,965	17,233,591	11,579,180	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	26,375,227	24,590,446	22,821,194	21,067,470	19,329,273	17,606,604	15,899,462	14,207,850	12,531,764	10,871,207	9,226,177	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	67,461,827	61,636,717	55,897,138	50,208,598	44,604,870	39,087,251	33,655,740	28,310,338	23,040,841	17,825,609	12,685,148	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	15,195,183	14,414,929	13,645,745	12,887,630	12,140,583	11,404,606	10,679,698	9,965,857	9,263,086	8,571,384	7,890,751	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	49,195,134	45,332,168	41,502,995	37,707,620	33,946,039	30,218,256	26,524,266	22,846,840	19,197,496	15,582,169	12,000,859	35%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	50,989,235	47,126,268	43,297,096	39,501,720	35,740,140	32,012,356	28,318,367	24,658,174	21,018,971	17,403,644	13,822,334	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	37,872,375	35,421,320	32,991,590	30,583,186	28,196,107	25,830,354	23,485,927	21,162,824	18,861,047	16,580,596	14,321,470	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	70,860,465	64,406,509	57,957,564	51,509,670	45,045,557	38,638,847	32,290,902	26,001,724	19,771,313	13,599,668	7,452,356	30%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	101,784,405	94,640,269	87,533,739	80,489,555	73,507,720	66,572,773	59,683,460	52,845,961	46,042,328	39,265,457	32,503,930	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,626,640	7,384,697	7,144,837	6,907,059	6,671,363	6,437,749	6,206,218	5,976,769	5,749,402	5,524,117	5,300,915	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	74,863,303	70,033,806	65,246,639	60,501,798	55,799,285	51,139,100	46,521,243	41,945,713	37,412,512	32,921,637	28,473,091	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	49,111,617	46,037,468	42,989,792	39,968,590	36,973,860	34,005,604	31,063,822	28,148,512	25,259,676	22,397,313	19,561,425	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	74,428,370	68,063,912	61,755,399	55,502,834	49,306,216	43,165,545	37,080,820	31,052,042	25,079,212	19,118,685	13,198,593	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	242,503,382	222,382,816	202,389,394	182,505,380	162,693,272	142,950,126	123,223,334	103,449,126	83,607,947	63,952,616	44,483,134	35%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	7,885,713	7,322,086	6,763,357	6,209,530	5,660,603	5,116,577	4,577,451	4,041,333	3,509,476	2,982,544	2,460,537	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	14,642,272	13,708,756	12,783,277	11,865,835	10,956,429	10,055,058	9,161,724	8,276,427	7,399,165	6,529,939	5,668,749	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	59,347,923	54,186,228	49,046,734	43,947,213	38,893,319	33,885,052	28,904,559	23,950,556	19,042,535	14,143,682	9,282,292	45%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	61,261,741	56,070,965	50,925,817	45,826,296	40,772,402	35,764,136	30,801,496	25,858,311	20,950,290	16,080,546	11,219,156	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	25,845,738	24,031,948	22,233,934	20,451,694	18,685,230	16,934,540	15,199,625	13,480,486	11,769,484	10,073,876	8,394,122	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	58,711,014	53,881,518	49,094,350	44,349,510	39,630,578	34,943,514	30,299,033	25,697,135	21,121,318	16,568,875	12,059,360	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	11,934,470	11,023,332	10,120,137	9,223,557	8,332,173	7,448,771	6,573,351	5,705,913	4,846,456	3,994,981	3,151,487	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	13,931,291	12,868,286	11,814,549	10,768,646	9,728,689	8,698,043	7,676,709	6,664,687	5,661,977	4,668,579	3,684,493	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	9,079,194	8,350,942	7,627,924	6,911,285	6,201,025	5,497,143	4,799,641	4,108,516	3,423,770	2,745,403	2,073,414	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	10,904,324	10,030,551	9,162,918	8,302,939	7,450,614	6,605,943	5,768,927	4,939,565	4,117,858	3,303,805	2,497,407	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	12,729,454	11,710,161	10,697,912	9,694,592	8,700,203	7,714,744	6,738,215	5,770,616	4,811,947	3,862,208	2,921,400	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	951,727	900,408	849,525	799,076	749,064	699,488	650,347	601,641	553,372	505,538	458,140	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,904,332	1,801,694	1,699,928	1,599,032	1,499,007	1,399,855	1,301,572	1,204,163	1,107,622	1,011,954	917,158	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,285,538	4,054,604	3,825,628	3,598,613	3,373,559	3,150,464	2,929,330	2,710,156	2,492,943	2,277,689	2,064,396	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,669,125	1,563,767	1,459,316	1,355,771	1,253,132	1,151,400	1,050,575	950,655	851,642	753,536	656,336	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,340,302	2,192,784	2,046,536	1,901,557	1,757,846	1,615,405	1,474,232	1,334,330	1,195,695	1,058,330	922,234	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,004,822	2,815,177	2,627,164	2,440,783	2,256,034	2,072,915	1,891,429	1,711,574	1,533,352	1,356,760	1,181,800	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	9,413,525	8,818,241	8,228,080	7,643,041	7,063,125	6,488,331	5,918,659	5,354,109	4,794,681	4,240,376	3,691,194	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	21,586,230	20,211,952	18,849,505	17,498,889	16,160,105	14,833,151	13,518,029	12,214,738	10,923,279	9,643,650	8,375,852	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	52,655,682	48,968,702	45,313,682	41,690,619	38,099,517	34,540,373	31,013,189	27,513,161	24,034,080	20,587,109	17,172,249	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	85,564,674	78,150,206	70,800,879	63,505,608	56,246,096	49,042,731	41,865,836	34,715,041	27,613,907	20,538,095	13,495,828	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	40,275,139	37,245,261	34,241,894	31,265,039	28,302,625	25,365,590	22,455,191	19,571,431	16,714,310	13,883,826	11,074,547	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	58,355,176	53,370,359	48,429,348	43,532,143	38,652,377	33,813,446	29,018,598	24,245,329	19,502,169	14,784,624	10,086,603	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	28,516,166	27,065,187	25,626,827	24,201,087	22,787,968	21,387,467	19,999,588	18,624,327	17,261,688	15,911,668	14,573,373	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,607,775	8,426,317	8,246,423	8,068,088	7,891,317	7,716,106	7,542,458	7,370,371	7,199,845	7,030,882	6,863,480	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	10,029,049	9,424,124	8,824,404	8,229,890	7,640,582	7,056,479	6,477,582	5,903,890	5,335,404	4,772,123	4,214,048	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	22,403,369	20,980,334	19,569,667	18,171,370	16,785,442	15,411,884	14,050,694	12,701,874	11,365,423	10,041,342	8,729,629	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	34,863,944	32,329,315	29,816,747	27,326,240	24,857,794	22,411,410	19,978,039	17,564,517	15,173,163	12,803,979	10,456,964	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	49,302,962	45,248,499	41,229,575	37,246,189	33,298,342	29,386,034	25,509,264	21,668,034	17,837,729	14,038,996	10,258,476	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	13,105,462	12,181,452	11,265,478	10,357,541	9,457,639	8,565,773	7,681,945	6,806,152	5,938,395	5,078,674	4,226,989	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	35,989,664	33,454,998	30,942,394	28,451,851	25,983,369	23,536,948	21,112,589	18,707,153	16,315,764	13,946,542	11,599,490	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	70,207,260	64,197,675	58,219,820	52,258,305	46,315,111	40,390,877	34,520,608	28,704,305	22,941,965	17,233,591	11,579,180	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	26,375,227	24,590,446	22,821,194	21,067,470	19,329,273	17,606,604	15,899,462	14,207,850	12,531,764	10,871,207	9,226,177	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	67,461,827	61,636,717	55,897,138	50,208,598	44,604,870	39,087,251	33,655,740	28,310,338	23,040,841	17,825,609	12,685,148	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	15,195,183	14,414,929	13,645,745	12,887,630	12,140,583	11,404,606	10,679,698	9,965,857	9,263,086	8,571,384	7,890,751	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	49,195,134	45,332,168	41,502,995	37,707,620	33,946,039	30,218,256	26,524,266	22,846,840	19,197,496	15,582,169	12,000,859	45%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	50,989,235	47,126,268	43,297,096	39,501,720	35,740,140	32,012,356	28,318,367	24,658,174	21,018,971	17,403,644	13,822,334	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	37,872,375	35,421,320	32,991,590	30,583,186	28,196,107	25,830,354	23,485,927	21,162,824	18,861,047	16,580,596	14,321,470	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	70,860,465	64,406,509	57,957,564	51,509,670	45,045,557	38,638,847	32,290,902	26,001,724	19,771,313	13,599,668	7,452,356	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	101,784,405	94,640,269	87,533,739	80,489,555	73,507,720	66,572,773	59,683,460	52,845,961	46,042,328	39,265,457	32,503,930	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,626,640	7,384,697	7,144,837	6,907,059	6,671,363	6,437,749	6,206,218	5,976,769	5,749,402	5,524,117	5,300,915	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	74,863,303	70,033,806	65,246,639	60,501,798	55,799,285	51,139,100	46,521,243	41,945,713	37,412,512	32,921,637	28,473,091	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	49,111,617	46,037,468	42,989,792	39,968,590	36,973,860	34,005,604	31,063,822	28,148,512	25,259,676	22,397,313	19,561,425	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	74,428,370	68,063,912	61,755,399	55,502,834	49,306,216	43,165,545	37,080,820	31,052,042	25,079,212	19,118,685	13,198,593	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	242,503,382	222,382,816	202,389,394	182,505,380	162,693,272	142,950,126	123,223,334	103,449,126	83,607,947	63,952,616	44,483,134	40%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	7,885,713	7,322,086	6,763,357	6,209,530	5,660,603	5,116,577	4,577,451	4,041,333	3,509,476	2,982,544	2,460,537	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	14,642,272	13,708,756	12,783,277	11,865,835	10,956,429	10,055,058	9,161,724	8,276,427	7,399,165	6,529,939	5,668,749	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	59,347,923	54,186,228	49,046,734	43,947,213	38,893,319	33,885,052	28,904,559	23,950,556	19,042,535	14,143,682	9,282,292	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	61,261,741	56,070,965	50,925,817	45,826,296	40,772,402	35,764,136	30,801,496	25,858,311	20,950,290	16,080,546	11,219,156	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	25,845,738	24,031,948	22,233,934	20,451,694	18,685,230	16,934,540	15,199,625	13,480,486	11,769,484	10,073,876	8,394,122	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	58,711,014	53,881,518	49,094,350	44,349,510	39,630,578	34,943,514	30,299,033	25,697,135	21,121,318	16,568,875	12,059,360	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	11,934,470	11,023,332	10,120,137	9,223,557	8,332,173	7,448,771	6,573,351	5,705,913	4,846,456	3,994,981	3,151,487	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	13,931,291	12,868,286	11,814,549	10,768,646	9,728,689	8,698,043	7,676,709	6,664,687	5,661,977	4,668,579	3,684,493	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	9,079,194	8,350,942	7,627,924	6,911,285	6,201,025	5,497,143	4,799,641	4,108,516	3,423,770	2,745,403	2,073,414	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	10,904,324	10,030,551	9,162,918	8,302,939	7,450,614	6,605,943	5,768,927	4,939,565	4,117,858	3,303,805	2,497,407	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	12,729,454	11,710,161	10,697,912	9,694,592	8,700,203	7,714,744	6,738,215	5,770,616	4,811,947	3,862,208	2,921,400	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	951,727	900,408	849,525	799,076	749,064	699,488	650,347	601,641	553,372	505,538	458,140	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,904,332	1,801,694	1,699,928	1,599,032	1,499,007	1,399,855	1,301,572	1,204,163	1,107,622	1,011,954	917,158	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,285,538	4,054,604	3,825,628	3,598,613	3,373,559	3,150,464	2,929,330	2,710,156	2,492,943	2,277,689	2,064,396	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,669,125	1,563,767	1,459,316	1,355,771	1,253,132	1,151,400	1,050,575	950,655	851,642	753,536	656,336	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,340,302	2,192,784	2,046,536	1,901,557	1,757,846	1,615,405	1,474,232	1,334,330	1,195,695	1,058,330	922,234	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,004,822	2,815,177	2,627,164	2,440,783	2,256,034	2,072,915	1,891,429	1,711,574	1,533,352	1,356,760	1,181,800	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	9,413,525	8,818,241	8,228,080	7,643,041	7,063,125	6,488,331	5,918,659	5,354,109	4,794,681	4,240,376	3,691,194	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	21,586,230	20,211,952	18,849,505	17,498,889	16,160,105	14,833,151	13,518,029	12,214,738	10,923,279	9,643,650	8,375,852	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	52,655,682	48,968,702	45,313,682	41,690,619	38,099,517	34,540,373	31,013,189	27,513,161	24,034,080	20,587,109	17,172,249	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	85,564,674	78,150,206	70,800,879	63,505,608	56,246,096	49,042,731	41,865,836	34,715,041	27,613,907	20,538,095	13,495,828	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	40,275,139	37,245,261	34,241,894	31,265,039	28,302,625	25,365,590	22,455,191	19,571,431	16,714,310	13,883,826	11,074,547	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	58,355,176	53,370,359	48,429,348	43,532,143	38,652,377	33,813,446	29,018,598	24,245,329	19,502,169	14,784,624	10,086,603	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	28,516,166	27,065,187	25,626,827	24,201,087	22,787,968	21,387,467	19,999,588	18,624,327	17,261,688	15,911,668	14,573,373	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,607,775	8,426,317	8,246,423	8,068,088	7,891,317	7,716,106	7,542,458	7,370,371	7,199,845	7,030,882	6,863,480	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	10,029,049	9,424,124	8,824,404	8,229,890	7,640,582	7,056,479	6,477,582	5,903,890	5,335,404	4,772,123	4,214,048	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	22,403,369	20,980,334	19,569,667	18,171,370	16,785,442	15,411,884	14,050,694	12,701,874	11,365,423	10,041,342	8,729,629	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	34,863,944	32,329,315	29,816,747	27,326,240	24,857,794	22,411,410	19,978,039	17,564,517	15,173,163	12,803,979	10,456,964	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	49,302,962	45,248,499	41,229,575	37,246,189	33,298,342	29,386,034	25,509,264	21,668,034	17,837,729	14,038,996	10,258,476	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	13,105,462	12,181,452	11,265,478	10,357,541	9,457,639	8,565,773	7,681,945	6,806,152	5,938,395	5,078,674	4,226,989	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	35,989,664	33,454,998	30,942,394	28,451,851	25,983,369	23,536,948	21,112,589	18,707,153	16,315,764	13,946,542	11,599,490	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	70,207,260	64,197,675	58,219,820	52,258,305	46,315,111	40,390,877	34,520,608	28,704,305	22,941,965	17,233,591	11,579,180	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	26,375,227	24,590,446	22,821,194	21,067,470	19,329,273	17,606,604	15,899,462	14,207,850	12,531,764	10,871,207	9,226,177	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	67,461,827	61,636,717	55,897,138	50,208,598	44,604,870	39,087,251	33,655,740	28,310,338	23,040,841	17,825,609	12,685,148	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	15,195,183	14,414,929	13,645,745	12,887,630	12,140,583	11,404,606	10,679,698	9,965,857	9,263,086	8,571,384	7,890,751	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	49,195,134	45,332,168	41,502,995	37,707,620	33,946,039	30,218,256	26,524,266	22,846,840	19,197,496	15,582,169	12,000,859	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	50,989,235	47,126,268	43,297,096	39,501,720	35,740,140	32,012,356	28,318,367	24,658,174	21,018,971	17,403,644	13,822,334	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	37,872,375	35,421,320	32,991,590	30,583,186	28,196,107	25,830,354	23,485,927	21,162,824	18,861,047	16,580,596	14,321,470	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	70,860,465	64,406,509	57,957,564	51,509,670	45,045,557	38,638,847	32,290,902	26,001,724	19,771,313	13,599,668	7,452,356	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	101,784,405	94,640,269	87,533,739	80,489,555	73,507,720	66,572,773	59,683,460	52,845,961	46,042,328	39,265,457	32,503,930	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,626,640	7,384,697	7,144,837	6,907,059	6,671,363	6,437,749	6,206,218	5,976,769	5,749,402	5,524,117	5,300,915	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	74,863,303	70,033,806	65,246,639	60,501,798	55,799,285	51,139,100	46,521,243	41,945,713	37,412,512	32,921,637	28,473,091	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	49,111,617	46,037,468	42,989,792	39,968,590	36,973,860	34,005,604	31,063,822	28,148,512	25,259,676	22,397,313	19,561,425	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	74,428,370	68,063,912	61,755,399	55,502,834	49,306,216	43,165,545	37,080,820	31,052,042	25,079,212	19,118,685	13,198,593	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	242,503,382	222,382,816	202,389,394	182,505,380	162,693,272	142,950,126	123,223,334	103,449,126	83,607,947	63,952,616	44,483,134	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	7,885,713	7,322,086	6,763,357	6,209,530	5,660,603	5,116,577	4,577,451	4,041,333	3,509,476	2,982,544	2,460,537	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	14,642,272	13,708,756	12,783,277	11,865,835	10,956,429	10,055,058	9,161,724	8,276,427	7,399,165	6,529,939	5,668,749	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	59,347,923	54,186,228	49,046,734	43,947,213	38,893,319	33,885,052	28,904,559	23,950,556	19,042,535	14,143,682	9,282,292	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	61,261,741	56,070,965	50,925,817	45,826,296	40,772,402	35,764,136	30,801,496	25,858,311	20,950,290	16,080,546	11,219,156	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	25,845,738	24,031,948	22,233,934	20,451,694	18,685,230	16,934,540	15,199,625	13,480,486	11,769,484	10,073,876	8,394,122	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	58,711,014	53,881,518	49,094,350	44,349,510	39,630,578	34,943,514	30,299,033	25,697,135	21,121,318	16,568,875	12,059,360	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	11,934,470	11,023,332	10,120,137	9,223,557	8,332,173	7,448,771	6,573,351	5,705,913	4,846,456	3,994,981	3,151,487	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	13,931,291	12,868,286	11,814,549	10,768,646	9,728,689	8,698,043	7,676,709	6,664,687	5,661,977	4,668,579	3,684,493	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	9,079,194	8,350,942	7,627,924	6,911,285	6,201,025	5,497,143	4,799,641	4,108,516	3,423,770	2,745,403	2,073,414	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	10,904,324	10,030,551	9,162,918	8,302,939	7,450,614	6,605,943	5,768,927	4,939,565	4,117,858	3,303,805	2,497,407	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	12,729,454	11,710,161	10,697,912	9,694,592	8,700,203	7,714,744	6,738,215	5,770,616	4,811,947	3,862,208	2,921,400	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,911 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	1,055,035	998,097	941,642	885,670	830,183	775,178	720,657	666,619	613,064	559,993	507,405	25%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,110,949	1,997,073	1,884,163	1,772,220	1,661,244	1,551,235	1,442,192	1,334,116	1,227,007	1,120,865	1,015,689	25%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,750,427	4,494,205	4,240,158	3,988,286	3,738,590	3,491,069	3,245,724	3,002,553	2,761,557	2,522,737	2,286,092	20%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,888,656	1,771,357	1,655,066	1,539,783	1,425,508	1,312,241	1,199,983	1,088,731	978,488	869,253	761,026	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,647,645	2,483,410	2,320,587	2,159,174	1,999,173	1,840,583	1,683,404	1,527,636	1,373,280	1,220,334	1,068,800	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,399,977	3,188,839	2,979,515	2,772,006	2,566,310	2,362,430	2,160,363	1,960,112	1,761,674	1,565,051	1,370,242	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	10,668,528	10,004,981	9,347,137	8,694,995	8,048,556	7,407,820	6,772,787	6,143,456	5,519,828	4,901,902	4,289,680	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	24,541,505	23,006,482	21,484,655	19,976,027	18,480,596	16,998,363	15,529,328	14,073,491	12,630,851	11,201,409	9,785,164	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	60,924,986	56,788,216	52,687,227	48,622,023	44,592,601	40,598,962	36,641,106	32,719,032	28,832,741	24,982,233	21,152,837	45%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	102,177,878	93,893,081	85,680,798	77,541,031	69,444,683	61,411,022	53,427,752	45,492,278	37,579,311	29,685,485	21,843,197	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	47,103,983	43,702,665	40,331,017	36,989,036	33,676,725	30,394,082	27,141,108	23,906,940	20,697,193	17,517,272	14,367,175	20%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	69,942,489	64,352,378	58,811,198	53,292,729	47,822,102	42,400,664	37,026,781	31,668,639	26,360,023	21,076,598	15,824,509	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	31,668,460	30,046,018	28,437,654	26,843,367	25,263,158	23,697,026	22,144,973	20,606,997	19,082,010	17,568,792	16,069,678	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,990,394	8,788,124	8,587,594	8,388,803	8,191,751	7,996,436	7,802,861	7,611,023	7,420,925	7,232,565	7,045,943	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	11,304,446	10,630,148	9,961,646	9,298,939	8,642,028	7,990,911	7,345,591	6,706,064	6,072,334	5,444,399	4,822,259	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	25,455,472	23,866,423	22,291,156	20,729,669	19,181,963	17,648,037	16,127,892	14,621,526	13,128,942	11,650,139	10,185,116	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	40,457,523	37,618,644	34,804,412	32,014,828	29,249,892	26,509,602	23,793,961	21,102,968	18,435,496	15,780,092	13,149,467	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	58,449,338	53,897,378	49,385,186	44,912,762	40,480,106	36,087,218	31,734,098	27,420,746	23,147,161	18,913,345	14,686,459	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	15,110,750	14,077,667	13,053,547	12,038,391	11,032,199	10,034,969	9,046,702	8,067,399	7,097,061	6,135,684	5,183,271	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	41,583,243	38,744,328	35,930,060	33,140,439	30,375,465	27,635,140	24,919,462	22,228,432	19,562,049	16,920,314	14,291,994	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	83,672,468	76,992,026	70,342,515	63,737,054	57,152,544	50,594,897	44,042,447	37,503,961	31,025,909	24,608,291	18,251,107	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	30,277,939	28,280,879	26,301,152	24,338,757	22,393,694	20,465,965	18,555,567	16,662,503	14,786,770	12,928,370	11,087,303	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	80,116,992	73,593,510	67,165,204	60,818,055	54,545,833	48,361,970	42,239,948	36,214,349	30,285,171	24,452,416	18,691,187	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	16,780,370	15,908,801	15,049,570	14,202,676	13,368,121	12,545,904	11,736,025	10,938,483	10,153,280	9,380,414	8,619,887	45%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	57,887,774	53,551,989	49,254,020	44,993,867	40,771,527	36,587,004	32,440,295	28,331,403	24,260,324	20,211,984	16,189,475	25%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	59,681,874	55,346,090	51,048,121	46,787,967	42,565,628	38,381,105	34,234,396	30,125,503	26,054,425	22,021,163	18,010,950	35%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	43,238,862	40,495,909	37,776,763	35,081,423	32,409,890	29,762,165	27,138,246	24,538,134	21,961,830	19,409,332	16,880,641	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	85,621,665	78,462,296	71,326,698	64,216,958	57,114,385	50,000,255	42,855,807	35,765,335	28,740,808	21,782,227	14,889,589	20%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	117,339,083	109,353,861	101,433,220	93,581,890	85,799,872	78,075,164	70,401,479	62,797,392	55,229,778	47,716,703	40,233,912	45%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	8,136,799	7,867,107	7,599,734	7,334,678	7,071,941	6,811,522	6,553,421	6,297,639	6,044,174	5,793,028	5,544,199	40%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	85,721,229	80,301,140	74,928,400	69,603,008	64,324,965	59,094,270	53,910,923	48,774,925	43,686,274	38,644,973	33,651,019	45%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	55,813,348	52,379,384	48,974,948	45,594,895	42,244,376	38,923,435	35,632,070	32,370,283	29,138,073	25,935,440	22,762,384	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	88,816,254	81,722,377	74,685,416	67,666,462	60,700,656	53,797,506	46,957,014	40,179,179	33,464,000	26,811,479	20,208,307	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	287,557,180	265,118,945	242,845,421	220,729,027	198,731,986	176,843,133	155,044,989	133,280,487	111,492,473	89,523,113	67,616,882	25%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	9,100,902	8,471,176	7,846,912	7,228,111	6,614,773	6,006,897	5,404,483	4,807,532	4,216,044	3,629,042	3,045,427	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	16,647,560	15,604,973	14,571,347	13,546,686	12,530,988	11,524,254	10,526,482	9,537,674	8,557,830	7,586,949	6,625,032	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	70,995,907	65,226,082	59,488,425	53,792,717	48,147,773	42,531,742	36,954,456	31,428,255	25,937,729	20,470,740	15,042,707	45%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	72,996,773	67,199,542	61,449,187	55,718,648	50,039,195	44,410,824	38,833,540	33,307,338	27,832,222	22,378,494	16,963,004	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	29,786,104	27,757,987	25,747,467	23,754,544	21,779,218	19,821,489	17,881,358	15,958,822	14,053,884	12,166,543	10,290,738	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	69,568,942	64,148,853	58,776,112	53,450,720	48,172,676	42,941,981	37,758,634	32,595,374	27,474,996	22,402,271	17,348,964	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	13,945,266	12,924,755	11,913,118	10,910,354	9,916,462	8,931,445	7,954,627	6,982,426	6,019,145	5,064,784	4,119,343	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	16,277,220	15,086,614	13,906,360	12,736,459	11,576,909	10,427,711	9,288,197	8,153,952	7,030,114	5,916,684	4,813,659	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	10,695,012	9,881,003	9,074,088	8,274,269	7,481,546	6,692,035	5,909,594	5,134,286	4,366,109	3,605,065	2,851,155	45%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	12,843,306	11,866,482	10,898,173	9,938,378	8,987,098	8,039,814	7,100,872	6,170,489	5,248,665	4,335,401	3,430,697	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	14,991,600	13,851,962	12,722,258	11,602,488	10,492,651	9,387,592	8,292,150	7,206,693	6,131,222	5,065,737	4,010,238	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	1,055,035	998,097	941,642	885,670	830,183	775,178	720,657	666,619	613,064	559,993	507,405	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,110,949	1,997,073	1,884,163	1,772,220	1,661,244	1,551,235	1,442,192	1,334,116	1,227,007	1,120,865	1,015,689	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,750,427	4,494,205	4,240,158	3,988,286	3,738,590	3,491,069	3,245,724	3,002,553	2,761,557	2,522,737	2,286,092	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,888,656	1,771,357	1,655,066	1,539,783	1,425,508	1,312,241	1,199,983	1,088,731	978,488	869,253	761,026	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,647,645	2,483,410	2,320,587	2,159,174	1,999,173	1,840,583	1,683,404	1,527,636	1,373,280	1,220,334	1,068,800	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,399,977	3,188,839	2,979,515	2,772,006	2,566,310	2,362,430	2,160,363	1,960,112	1,761,674	1,565,051	1,370,242	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	10,668,528	10,004,981	9,347,137	8,694,995	8,048,556	7,407,820	6,772,787	6,143,456	5,519,828	4,901,902	4,289,680	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	24,541,505	23,006,482	21,484,655	19,976,027	18,480,596	16,998,363	15,529,328	14,073,491	12,630,851	11,201,409	9,785,164	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	60,924,986	56,788,216	52,687,227	48,622,023	44,592,601	40,598,962	36,641,106	32,719,032	28,832,741	24,982,233	21,152,837	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	102,177,878	93,893,081	85,680,798	77,541,031	69,444,683	61,411,022	53,427,752	45,492,278	37,579,311	29,685,485	21,843,197	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	47,103,983	43,702,665	40,331,017	36,989,036	33,676,725	30,394,082	27,141,108	23,906,940	20,697,193	17,517,272	14,367,175	40%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	69,942,489	64,352,378	58,811,198	53,292,729	47,822,102	42,400,664	37,026,781	31,668,639	26,360,023	21,076,598	15,824,509	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	31,668,460	30,046,018	28,437,654	26,843,367	25,263,158	23,697,026	22,144,973	20,606,997	19,082,010	17,568,792	16,069,678	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,990,394	8,788,124	8,587,594	8,388,803	8,191,751	7,996,436	7,802,861	7,611,023	7,420,925	7,232,565	7,045,943	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	11,304,446	10,630,148	9,961,646	9,298,939	8,642,028	7,990,911	7,345,591	6,706,064	6,072,334	5,444,399	4,822,259	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	25,455,472	23,866,423	22,291,156	20,729,669	19,181,963	17,648,037	16,127,892	14,621,526	13,128,942	11,650,139	10,185,116	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	40,457,523	37,618,644	34,804,412	32,014,828	29,249,892	26,509,602	23,793,961	21,102,968	18,435,496	15,780,092	13,149,467	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	58,449,338	53,897,378	49,385,186	44,912,762	40,480,106	36,087,218	31,734,098	27,420,746	23,147,161	18,913,345	14,686,459	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	15,110,750	14,077,667	13,053,547	12,038,391	11,032,199	10,034,969	9,046,702	8,067,399	7,097,061	6,135,684	5,183,271	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	41,583,243	38,744,328	35,930,060	33,140,439	30,375,465	27,635,140	24,919,462	22,228,432	19,562,049	16,920,314	14,291,994	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	83,672,468	76,992,026	70,342,515	63,737,054	57,152,544	50,594,897	44,042,447	37,503,961	31,025,909	24,608,291	18,251,107	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	30,277,939	28,280,879	26,301,152	24,338,757	22,393,694	20,465,965	18,555,567	16,662,503	14,786,770	12,928,370	11,087,303	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	80,116,992	73,593,510	67,165,204	60,818,055	54,545,833	48,361,970	42,239,948	36,214,349	30,285,171	24,452,416	18,691,187	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	16,780,370	15,908,801	15,049,570	14,202,676	13,368,121	12,545,904	11,736,025	10,938,483	10,153,280	9,380,414	8,619,887	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	57,887,774	53,551,989	49,254,020	44,993,867	40,771,527	36,587,004	32,440,295	28,331,403	24,260,324	20,211,984	16,189,475	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	59,681,874	55,346,090	51,048,121	46,787,967	42,565,628	38,381,105	34,234,396	30,125,503	26,054,425	22,021,163	18,010,950	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	43,238,862	40,495,909	37,776,763	35,081,423	32,409,890	29,762,165	27,138,246	24,538,134	21,961,830	19,409,332	16,880,641	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	85,621,665	78,462,296	71,326,698	64,216,958	57,114,385	50,000,255	42,855,807	35,765,335	28,740,808	21,782,227	14,889,589	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	117,339,083	109,353,861	101,433,220	93,581,890	85,799,872	78,075,164	70,401,479	62,797,392	55,229,778	47,716,703	40,233,912	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,136,799	7,867,107	7,599,734	7,334,678	7,071,941	6,811,522	6,553,421	6,297,639	6,044,174	5,793,028	5,544,199	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	85,721,229	80,301,140	74,928,400	69,603,008	64,324,965	59,094,270	53,910,923	48,774,925	43,686,274	38,644,973	33,651,019	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	55,813,348	52,379,384	48,974,948	45,594,895	42,244,376	38,923,435	35,632,070	32,370,283	29,138,073	25,935,440	22,762,384	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	88,816,254	81,722,377	74,685,416	67,666,462	60,700,656	53,797,506	46,957,014	40,179,179	33,464,000	26,811,479	20,208,307	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	287,557,180	265,118,945	242,845,421	220,729,027	198,731,986	176,843,133	155,044,989	133,280,487	111,492,473	89,523,113	67,616,882	40%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	9,100,902	8,471,176	7,846,912	7,228,111	6,614,773	6,006,897	5,404,483	4,807,532	4,216,044	3,629,042	3,045,427	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	16,647,560	15,604,973	14,571,347	13,546,686	12,530,988	11,524,254	10,526,482	9,537,674	8,557,830	7,586,949	6,625,032	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	70,995,907	65,226,082	59,488,425	53,792,717	48,147,773	42,531,742	36,954,456	31,428,255	25,937,729	20,470,740	15,042,707	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	72,996,773	67,199,542	61,449,187	55,718,648	50,039,195	44,410,824	38,833,540	33,307,338	27,832,222	22,378,494	16,963,004	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	29,786,104	27,757,987	25,747,467	23,754,544	21,779,218	19,821,489	17,881,358	15,958,822	14,053,884	12,166,543	10,290,738	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	69,568,942	64,148,853	58,776,112	53,450,720	48,172,676	42,941,981	37,758,634	32,595,374	27,474,996	22,402,271	17,348,964	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	13,945,266	12,924,755	11,913,118	10,910,354	9,916,462	8,931,445	7,954,627	6,982,426	6,019,145	5,064,784	4,119,343	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	16,277,220	15,086,614	13,906,360	12,736,459	11,576,909	10,427,711	9,288,197	8,153,952	7,030,114	5,916,684	4,813,659	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	10,695,012	9,881,003	9,074,088	8,274,269	7,481,546	6,692,035	5,909,594	5,134,286	4,366,109	3,605,065	2,851,155	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	12,843,306	11,866,482	10,898,173	9,938,378	8,987,098	8,039,814	7,100,872	6,170,489	5,248,665	4,335,401	3,430,697	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	14,991,600	13,851,962	12,722,258	11,602,488	10,492,651	9,387,592	8,292,150	7,206,693	6,131,222	5,065,737	4,010,238	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	1,055,035	998,097	941,642	885,670	830,183	775,178	720,657	666,619	613,064	559,993	507,405	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,110,949	1,997,073	1,884,163	1,772,220	1,661,244	1,551,235	1,442,192	1,334,116	1,227,007	1,120,865	1,015,689	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,750,427	4,494,205	4,240,158	3,988,286	3,738,590	3,491,069	3,245,724	3,002,553	2,761,557	2,522,737	2,286,092	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,888,656	1,771,357	1,655,066	1,539,783	1,425,508	1,312,241	1,199,983	1,088,731	978,488	869,253	761,026	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,647,645	2,483,410	2,320,587	2,159,174	1,999,173	1,840,583	1,683,404	1,527,636	1,373,280	1,220,334	1,068,800	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,399,977	3,188,839	2,979,515	2,772,006	2,566,310	2,362,430	2,160,363	1,960,112	1,761,674	1,565,051	1,370,242	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	10,668,528	10,004,981	9,347,137	8,694,995	8,048,556	7,407,820	6,772,787	6,143,456	5,519,828	4,901,902	4,289,680	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	24,541,505	23,006,482	21,484,655	19,976,027	18,480,596	16,998,363	15,529,328	14,073,491	12,630,851	11,201,409	9,785,164	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	60,924,986	56,788,216	52,687,227	48,622,023	44,592,601	40,598,962	36,641,106	32,719,032	28,832,741	24,982,233	21,152,837	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	102,177,878	93,893,081	85,680,798	77,541,031	69,444,683	61,411,022	53,427,752	45,492,278	37,579,311	29,685,485	21,843,197	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	47,103,983	43,702,665	40,331,017	36,989,036	33,676,725	30,394,082	27,141,108	23,906,940	20,697,193	17,517,272	14,367,175	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	69,942,489	64,352,378	58,811,198	53,292,729	47,822,102	42,400,664	37,026,781	31,668,639	26,360,023	21,076,598	15,824,509	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	31,668,460	30,046,018	28,437,654	26,843,367	25,263,158	23,697,026	22,144,973	20,606,997	19,082,010	17,568,792	16,069,678	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,990,394	8,788,124	8,587,594	8,388,803	8,191,751	7,996,436	7,802,861	7,611,023	7,420,925	7,232,565	7,045,943	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	11,304,446	10,630,148	9,961,646	9,298,939	8,642,028	7,990,911	7,345,591	6,706,064	6,072,334	5,444,399	4,822,259	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	25,455,472	23,866,423	22,291,156	20,729,669	19,181,963	17,648,037	16,127,892	14,621,526	13,128,942	11,650,139	10,185,116	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	40,457,523	37,618,644	34,804,412	32,014,828	29,249,892	26,509,602	23,793,961	21,102,968	18,435,496	15,780,092	13,149,467	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	58,449,338	53,897,378	49,385,186	44,912,762	40,480,106	36,087,218	31,734,098	27,420,746	23,147,161	18,913,345	14,686,459	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	15,110,750	14,077,667	13,053,547	12,038,391	11,032,199	10,034,969	9,046,702	8,067,399	7,097,061	6,135,684	5,183,271	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	41,583,243	38,744,328	35,930,060	33,140,439	30,375,465	27,635,140	24,919,462	22,228,432	19,562,049	16,920,314	14,291,994	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	83,672,468	76,992,026	70,342,515	63,737,054	57,152,544	50,594,897	44,042,447	37,503,961	31,025,909	24,608,291	18,251,107	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	30,277,939	28,280,879	26,301,152	24,338,757	22,393,694	20,465,965	18,555,567	16,662,503	14,786,770	12,928,370	11,087,303	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	80,116,992	73,593,510	67,165,204	60,818,055	54,545,833	48,361,970	42,239,948	36,214,349	30,285,171	24,452,416	18,691,187	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	16,780,370	15,908,801	15,049,570	14,202,676	13,368,121	12,545,904	11,736,025	10,938,483	10,153,280	9,380,414	8,619,887	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	57,887,774	53,551,989	49,254,020	44,993,867	40,771,527	36,587,004	32,440,295	28,331,403	24,260,324	20,211,984	16,189,475	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	59,681,874	55,346,090	51,048,121	46,787,967	42,565,628	38,381,105	34,234,396	30,125,503	26,054,425	22,021,163	18,010,950	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	43,238,862	40,495,909	37,776,763	35,081,423	32,409,890	29,762,165	27,138,246	24,538,134	21,961,830	19,409,332	16,880,641	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	85,621,665	78,462,296	71,326,698	64,216,958	57,114,385	50,000,255	42,855,807	35,765,335	28,740,808	21,782,227	14,889,589	45%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	117,339,083	109,353,861	101,433,220	93,581,890	85,799,872	78,075,164	70,401,479	62,797,392	55,229,778	47,716,703	40,233,912	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	8,136,799	7,867,107	7,599,734	7,334,678	7,071,941	6,811,522	6,553,421	6,297,639	6,044,174	5,793,028	5,544,199	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	85,721,229	80,301,140	74,928,400	69,603,008	64,324,965	59,094,270	53,910,923	48,774,925	43,686,274	38,644,973	33,651,019	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	55,813,348	52,379,384	48,974,948	45,594,895	42,244,376	38,923,435	35,632,070	32,370,283	29,138,073	25,935,440	22,762,384	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	88,816,254	81,722,377	74,685,416	67,666,462	60,700,656	53,797,506	46,957,014	40,179,179	33,464,000	26,811,479	20,208,307	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	287,557,180	265,118,945	242,845,421	220,729,027	198,731,986	176,843,133	155,044,989	133,280,487	111,492,473	89,523,113	67,616,882	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	9,100,902	8,471,176	7,846,912	7,228,111	6,614,773	6,006,897	5,404,483	4,807,532	4,216,044	3,629,042	3,045,427	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	16,647,560	15,604,973	14,571,347	13,546,686	12,530,988	11,524,254	10,526,482	9,537,674	8,557,830	7,586,949	6,625,032	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	70,995,907	65,226,082	59,488,425	53,792,717	48,147,773	42,531,742	36,954,456	31,428,255	25,937,729	20,470,740	15,042,707	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	72,996,773	67,199,542	61,449,187	55,718,648	50,039,195	44,410,824	38,833,540	33,307,338	27,832,222	22,378,494	16,963,004	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	29,786,104	27,757,987	25,747,467	23,754,544	21,779,218	19,821,489	17,881,358	15,958,822	14,053,884	12,166,543	10,290,738	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	69,568,942	64,148,853	58,776,112	53,450,720	48,172,676	42,941,981	37,758,634	32,595,374	27,474,996	22,402,271	17,348,964	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	13,945,266	12,924,755	11,913,118	10,910,354	9,916,462	8,931,445	7,954,627	6,982,426	6,019,145	5,064,784	4,119,343	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	16,277,220	15,086,614	13,906,360	12,736,459	11,576,909	10,427,711	9,288,197	8,153,952	7,030,114	5,916,684	4,813,659	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	10,695,012	9,881,003	9,074,088	8,274,269	7,481,546	6,692,035	5,909,594	5,134,286	4,366,109	3,605,065	2,851,155	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	12,843,306	11,866,482	10,898,173	9,938,378	8,987,098	8,039,814	7,100,872	6,170,489	5,248,665	4,335,401	3,430,697	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	14,991,600	13,851,962	12,722,258	11,602,488	10,492,651	9,387,592	8,292,150	7,206,693	6,131,222	5,065,737	4,010,238	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	1,055,035	998,097	941,642	885,670	830,183	775,178	720,657	666,619	613,064	559,993	507,405	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,110,949	1,997,073	1,884,163	1,772,220	1,661,244	1,551,235	1,442,192	1,334,116	1,227,007	1,120,865	1,015,689	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,750,427	4,494,205	4,240,158	3,988,286	3,738,590	3,491,069	3,245,724	3,002,553	2,761,557	2,522,737	2,286,092	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,888,656	1,771,357	1,655,066	1,539,783	1,425,508	1,312,241	1,199,983	1,088,731	978,488	869,253	761,026	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,647,645	2,483,410	2,320,587	2,159,174	1,999,173	1,840,583	1,683,404	1,527,636	1,373,280	1,220,334	1,068,800	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,399,977	3,188,839	2,979,515	2,772,006	2,566,310	2,362,430	2,160,363	1,960,112	1,761,674	1,565,051	1,370,242	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	10,668,528	10,004,981	9,347,137	8,694,995	8,048,556	7,407,820	6,772,787	6,143,456	5,519,828	4,901,902	4,289,680	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	24,541,505	23,006,482	21,484,655	19,976,027	18,480,596	16,998,363	15,529,328	14,073,491	12,630,851	11,201,409	9,785,164	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	60,924,986	56,788,216	52,687,227	48,622,023	44,592,601	40,598,962	36,641,106	32,719,032	28,832,741	24,982,233	21,152,837	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	102,177,878	93,893,081	85,680,798	77,541,031	69,444,683	61,411,022	53,427,752	45,492,278	37,579,311	29,685,485	21,843,197	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	47,103,983	43,702,665	40,331,017	36,989,036	33,676,725	30,394,082	27,141,108	23,906,940	20,697,193	17,517,272	14,367,175	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	69,942,489	64,352,378	58,811,198	53,292,729	47,822,102	42,400,664	37,026,781	31,668,639	26,360,023	21,076,598	15,824,509	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	31,668,460	30,046,018	28,437,654	26,843,367	25,263,158	23,697,026	22,144,973	20,606,997	19,082,010	17,568,792	16,069,678	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,990,394	8,788,124	8,587,594	8,388,803	8,191,751	7,996,436	7,802,861	7,611,023	7,420,925	7,232,565	7,045,943	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	11,304,446	10,630,148	9,961,646	9,298,939	8,642,028	7,990,911	7,345,591	6,706,064	6,072,334	5,444,399	4,822,259	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	25,455,472	23,866,423	22,291,156	20,729,669	19,181,963	17,648,037	16,127,892	14,621,526	13,128,942	11,650,139	10,185,116	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	40,457,523	37,618,644	34,804,412	32,014,828	29,249,892	26,509,602	23,793,961	21,102,968	18,435,496	15,780,092	13,149,467	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	58,449,338	53,897,378	49,385,186	44,912,762	40,480,106	36,087,218	31,734,098	27,420,746	23,147,161	18,913,345	14,686,459	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	15,110,750	14,077,667	13,053,547	12,038,391	11,032,199	10,034,969	9,046,702	8,067,399	7,097,061	6,135,684	5,183,271	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	41,583,243	38,744,328	35,930,060	33,140,439	30,375,465	27,635,140	24,919,462	22,228,432	19,562,049	16,920,314	14,291,994	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	83,672,468	76,992,026	70,342,515	63,737,054	57,152,544	50,594,897	44,042,447	37,503,961	31,025,909	24,608,291	18,251,107	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	30,277,939	28,280,879	26,301,152	24,338,757	22,393,694	20,465,965	18,555,567	16,662,503	14,786,770	12,928,370	11,087,303	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	80,116,992	73,593,510	67,165,204	60,818,055	54,545,833	48,361,970	42,239,948	36,214,349	30,285,171	24,452,416	18,691,187	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	16,780,370	15,908,801	15,049,570	14,202,676	13,368,121	12,545,904	11,736,025	10,938,483	10,153,280	9,380,414	8,619,887	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	57,887,774	53,551,989	49,254,020	44,993,867	40,771,527	36,587,004	32,440,295	28,331,403	24,260,324	20,211,984	16,189,475	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	59,681,874	55,346,090	51,048,121	46,787,967	42,565,628	38,381,105	34,234,396	30,125,503	26,054,425	22,021,163	18,010,950	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	43,238,862	40,495,909	37,776,763	35,081,423	32,409,890	29,762,165	27,138,246	24,538,134	21,961,830	19,409,332	16,880,641	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	85,621,665	78,462,296	71,326,698	64,216,958	57,114,385	50,000,255	42,855,807	35,765,335	28,740,808	21,782,227	14,889,589	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	117,339,083	109,353,861	101,433,220	93,581,890	85,799,872	78,075,164	70,401,479	62,797,392	55,229,778	47,716,703	40,233,912	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	8,136,799	7,867,107	7,599,734	7,334,678	7,071,941	6,811,522	6,553,421	6,297,639	6,044,174	5,793,028	5,544,199	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	85,721,229	80,301,140	74,928,400	69,603,008	64,324,965	59,094,270	53,910,923	48,774,925	43,686,274	38,644,973	33,651,019	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	55,813,348	52,379,384	48,974,948	45,594,895	42,244,376	38,923,435	35,632,070	32,370,283	29,138,073	25,935,440	22,762,384	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	88,816,254	81,722,377	74,685,416	67,666,462	60,700,656	53,797,506	46,957,014	40,179,179	33,464,000	26,811,479	20,208,307	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	287,557,180	265,118,945	242,845,421	220,729,027	198,731,986	176,843,133	155,044,989	133,280,487	111,492,473	89,523,113	67,616,882	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	9,100,902	8,471,176	7,846,912	7,228,111	6,614,773	6,006,897	5,404,483	4,807,532	4,216,044	3,629,042	3,045,427	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	16,647,560	15,604,973	14,571,347	13,546,686	12,530,988	11,524,254	10,526,482	9,537,674	8,557,830	7,586,949	6,625,032	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	70,995,907	65,226,082	59,488,425	53,792,717	48,147,773	42,531,742	36,954,456	31,428,255	25,937,729	20,470,740	15,042,707	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	72,996,773	67,199,542	61,449,187	55,718,648	50,039,195	44,410,824	38,833,540	33,307,338	27,832,222	22,378,494	16,963,004	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	29,786,104	27,757,987	25,747,467	23,754,544	21,779,218	19,821,489	17,881,358	15,958,822	14,053,884	12,166,543	10,290,738	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	69,568,942	64,148,853	58,776,112	53,450,720	48,172,676	42,941,981	37,758,634	32,595,374	27,474,996	22,402,271	17,348,964	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	13,945,266	12,924,755	11,913,118	10,910,354	9,916,462	8,931,445	7,954,627	6,982,426	6,019,145	5,064,784	4,119,343	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	16,277,220	15,086,614	13,906,360	12,736,459	11,576,909	10,427,711	9,288,197	8,153,952	7,030,114	5,916,684	4,813,659	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	10,695,012	9,881,003	9,074,088	8,274,269	7,481,546	6,692,035	5,909,594	5,134,286	4,366,109	3,605,065	2,851,155	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	12,843,306	11,866,482	10,898,173	9,938,378	8,987,098	8,039,814	7,100,872	6,170,489	5,248,665	4,335,401	3,430,697	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	14,991,600	13,851,962	12,722,258	11,602,488	10,492,651	9,387,592	8,292,150	7,206,693	6,131,222	5,065,737	4,010,238	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £12,688 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	1,158,344	1,095,786	1,033,760	972,265	911,301	850,868	790,966	731,596	672,757	614,448	556,671	30%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,317,566	2,192,452	2,068,399	1,945,408	1,823,480	1,702,615	1,582,811	1,464,070	1,346,391	1,229,775	1,114,221	30%
3	Low density housing scheme (9 houses)	9	£3,504,327	5,215,315	4,933,807	4,654,689	4,377,960	4,103,622	3,831,674	3,562,116	3,294,949	3,030,172	2,767,785	2,507,787	30%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,108,187	1,978,947	1,850,817	1,723,795	1,597,884	1,473,083	1,349,390	1,226,807	1,105,334	984,970	865,715	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,954,988	2,774,036	2,594,637	2,416,792	2,240,499	2,065,760	1,892,575	1,720,943	1,550,864	1,382,338	1,215,365	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,795,132	3,562,500	3,331,866	3,103,228	2,876,587	2,651,944	2,429,298	2,208,649	1,989,996	1,773,342	1,558,683	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	11,923,530	11,191,721	10,466,193	9,746,950	9,033,989	8,327,311	7,626,916	6,932,804	6,244,975	5,563,429	4,888,166	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	27,496,780	25,801,011	24,119,806	22,453,164	20,801,088	19,163,575	17,540,627	15,932,243	14,338,423	12,759,168	11,194,476	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	69,175,559	64,600,738	60,060,774	55,553,427	51,085,685	46,657,550	42,269,022	37,920,100	33,610,785	29,341,076	25,110,974	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	118,662,387	109,512,121	100,441,702	91,451,133	82,508,663	73,641,672	64,845,510	56,093,345	47,397,018	38,737,916	30,088,032	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	53,932,828	50,160,070	46,420,139	42,713,034	39,038,756	35,397,303	31,788,676	28,212,877	24,669,903	21,150,718	17,654,371	30%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	81,476,888	75,259,389	69,096,154	62,987,185	56,932,480	50,932,040	44,953,474	39,029,342	33,158,889	27,303,300	21,499,861	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	34,820,753	33,026,849	31,248,481	29,485,648	27,738,349	26,005,157	24,286,212	22,582,821	20,894,987	19,222,708	17,565,984	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	9,373,012	9,149,932	8,928,767	8,709,518	8,492,184	8,276,766	8,063,263	7,851,676	7,642,004	7,434,248	7,228,407	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	12,579,842	11,836,173	11,098,887	10,367,987	9,643,473	8,925,343	8,213,599	7,508,239	6,809,265	6,116,675	5,430,470	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	28,507,573	26,752,513	25,012,644	23,287,968	21,578,483	19,884,190	18,205,089	16,541,180	14,892,462	13,258,936	11,640,603	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	46,051,102	42,907,972	39,792,077	36,703,415	33,641,988	30,607,794	27,600,835	24,621,110	21,668,618	18,743,361	15,841,970	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	67,545,417	62,528,885	57,540,797	52,579,335	47,661,870	42,788,402	37,958,931	33,173,458	28,431,982	23,734,503	19,081,021	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	17,116,039	15,973,883	14,841,617	13,719,242	12,606,758	11,504,163	10,411,461	9,328,648	8,255,726	7,192,695	6,139,554	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	47,176,823	44,033,657	40,917,725	37,829,026	34,767,562	31,733,332	28,726,336	25,746,575	22,794,046	19,868,753	16,970,693	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	96,999,451	89,631,283	82,313,873	75,034,175	67,808,539	60,610,255	53,437,937	46,278,908	39,109,853	31,982,992	24,923,034	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	34,152,559	31,949,227	29,764,977	27,599,809	25,453,722	23,325,326	21,211,672	19,117,156	17,041,777	14,985,534	12,948,429	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	92,661,176	85,443,741	78,331,072	71,307,272	64,372,255	57,542,525	50,783,069	44,118,360	37,519,299	31,026,974	24,641,386	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	18,365,559	17,402,673	16,453,394	15,517,723	14,595,659	13,687,201	12,792,351	11,911,108	11,043,473	10,189,444	9,349,023	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	66,537,690	61,747,527	56,999,029	52,280,113	47,597,015	42,955,753	38,356,326	33,798,732	29,282,973	24,809,050	20,376,960	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	68,304,827	63,514,664	58,766,166	54,059,332	49,391,116	44,749,854	40,150,426	35,592,833	31,077,074	26,603,150	22,171,061	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	48,605,350	45,570,498	42,561,935	39,579,660	36,623,673	33,693,975	30,790,566	27,913,445	25,062,611	22,238,067	19,439,812	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	100,151,393	92,265,493	84,428,961	76,623,478	68,852,461	61,095,800	53,333,348	45,528,947	37,710,304	29,964,785	22,292,389	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	132,795,185	123,987,078	115,255,223	106,599,621	98,017,172	89,486,924	81,033,185	72,655,950	64,321,953	56,062,144	47,834,790	50%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	8,646,957	8,349,517	8,054,630	7,762,298	7,472,520	7,185,295	6,900,625	6,618,509	6,338,946	6,061,938	5,787,483	45%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	96,579,156	90,568,475	84,610,162	78,704,218	72,850,644	67,049,439	61,300,603	55,604,136	49,960,037	44,368,308	38,828,949	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	62,478,751	58,682,237	54,918,335	51,187,041	47,488,359	43,822,286	40,188,824	36,587,971	33,016,470	29,473,566	25,963,344	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	103,005,869	95,200,651	87,442,548	79,741,767	72,068,330	64,429,468	56,833,208	49,306,315	41,848,788	34,460,629	27,141,836	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	332,175,951	307,432,477	282,847,105	258,478,121	234,239,151	210,189,938	186,231,374	162,388,507	138,599,913	114,772,455	90,750,632	30%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	10,316,090	9,620,267	8,930,468	8,246,693	7,568,943	6,897,217	6,231,515	5,571,838	4,918,184	4,270,556	3,628,953	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	18,652,849	17,501,188	16,359,417	15,227,537	14,105,548	12,993,449	11,891,241	10,798,923	9,716,496	8,643,959	7,581,314	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	82,564,489	76,176,684	69,832,828	63,544,836	57,312,710	51,114,138	44,962,195	38,851,110	32,772,262	26,749,955	20,746,064	50%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	84,621,052	78,221,332	71,871,606	65,551,168	59,286,895	53,057,514	46,865,583	40,730,193	34,651,345	28,629,038	22,653,818	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	33,726,470	31,484,026	29,261,001	27,057,394	24,873,207	22,708,438	20,563,089	18,437,159	16,330,648	14,243,555	12,175,881	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	80,399,741	74,416,187	68,457,874	62,551,930	56,698,356	50,897,151	45,148,314	39,451,847	33,807,749	28,183,457	22,607,467	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	15,956,063	14,826,179	13,706,098	12,595,821	11,495,346	10,404,675	9,323,805	8,252,740	7,191,477	6,134,587	5,087,200	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	18,623,149	17,304,942	15,998,170	14,702,837	13,418,940	12,146,479	10,885,455	9,635,869	8,397,718	7,164,787	5,942,824	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	12,310,831	11,408,932	10,514,876	9,628,663	8,750,292	7,879,764	7,017,078	6,160,055	5,308,448	4,464,729	3,628,897	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	14,782,288	13,699,997	12,627,118	11,563,650	10,509,594	9,464,947	8,429,713	7,401,413	6,379,473	5,366,998	4,363,987	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	17,253,746	15,991,064	14,739,361	13,498,638	12,268,895	11,050,131	9,842,347	8,642,771	7,450,497	6,269,266	5,099,075	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	1,158,344	1,095,786	1,033,760	972,265	911,301	850,868	790,966	731,596	672,757	614,448	556,671	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,317,566	2,192,452	2,068,399	1,945,408	1,823,480	1,702,615	1,582,811	1,464,070	1,346,391	1,229,775	1,114,221	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	5,215,315	4,933,807	4,654,689	4,377,960	4,103,622	3,831,674	3,562,116	3,294,949	3,030,172	2,767,785	2,507,787	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,108,187	1,978,947	1,850,817	1,723,795	1,597,884	1,473,083	1,349,390	1,226,807	1,105,334	984,970	865,715	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,954,988	2,774,036	2,594,637	2,416,792	2,240,499	2,065,760	1,892,575	1,720,943	1,550,864	1,382,338	1,215,365	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,795,132	3,562,500	3,331,866	3,103,228	2,876,587	2,651,944	2,429,298	2,208,649	1,989,996	1,773,342	1,558,683	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	11,923,530	11,191,721	10,466,193	9,746,950	9,033,989	8,327,311	7,626,916	6,932,804	6,244,975	5,563,429	4,888,166	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	27,496,780	25,801,011	24,119,806	22,453,164	20,801,088	19,163,575	17,540,627	15,932,243	14,338,423	12,759,168	11,194,476	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	69,175,559	64,600,738	60,060,774	55,553,427	51,085,685	46,657,550	42,269,022	37,920,100	33,610,785	29,341,076	25,110,974	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	118,662,387	109,512,121	100,441,702	91,451,133	82,508,663	73,641,672	64,845,510	56,093,345	47,397,018	38,737,916	30,088,032	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	53,932,828	50,160,070	46,420,139	42,713,034	39,038,756	35,397,303	31,788,676	28,212,877	24,669,903	21,150,718	17,654,371	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	81,476,888	75,259,389	69,096,154	62,987,185	56,932,480	50,932,040	44,953,474	39,029,342	33,158,889	27,303,300	21,499,861	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	34,820,753	33,026,849	31,248,481	29,485,648	27,738,349	26,005,157	24,286,212	22,582,821	20,894,987	19,222,708	17,565,984	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	9,373,012	9,149,932	8,928,767	8,709,518	8,492,184	8,276,766	8,063,263	7,851,676	7,642,004	7,434,248	7,228,407	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	12,579,842	11,836,173	11,098,887	10,367,987	9,643,473	8,925,343	8,213,599	7,508,239	6,809,265	6,116,675	5,430,470	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	28,507,573	26,752,513	25,012,644	23,287,968	21,578,483	19,884,190	18,205,089	16,541,180	14,892,462	13,258,936	11,640,603	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	46,051,102	42,907,972	39,792,077	36,703,415	33,641,988	30,607,794	27,600,835	24,621,110	21,668,618	18,743,361	15,841,970	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	67,545,417	62,528,885	57,540,797	52,579,335	47,661,870	42,788,402	37,958,931	33,173,458	28,431,982	23,734,503	19,081,021	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	17,116,039	15,973,883	14,841,617	13,719,242	12,606,758	11,504,163	10,411,461	9,328,648	8,255,726	7,192,695	6,139,554	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	47,176,823	44,033,657	40,917,725	37,829,026	34,767,562	31,733,332	28,726,336	25,746,575	22,794,046	19,868,753	16,970,693	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	96,999,451	89,631,283	82,313,873	75,034,175	67,808,539	60,610,255	53,437,937	46,278,908	39,109,853	31,982,992	24,923,034	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	34,152,559	31,949,227	29,764,977	27,599,809	25,453,722	23,325,326	21,211,672	19,117,156	17,041,777	14,985,534	12,948,429	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	92,661,176	85,443,741	78,331,072	71,307,272	64,372,255	57,542,525	50,783,069	44,118,360	37,519,299	31,026,974	24,641,386	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	18,365,559	17,402,673	16,453,394	15,517,723	14,595,659	13,687,201	12,792,351	11,911,108	11,043,473	10,189,444	9,349,023	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	66,537,690	61,747,527	56,999,029	52,280,113	47,597,015	42,955,753	38,356,326	33,798,732	29,282,973	24,809,050	20,376,960	45%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	68,304,827	63,514,664	58,766,166	54,059,332	49,391,116	44,749,854	40,150,426	35,592,833	31,077,074	26,603,150	22,171,061	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	48,605,350	45,570,498	42,561,935	39,579,660	36,623,673	33,693,975	30,790,566	27,913,445	25,062,611	22,238,067	19,439,812	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	100,151,393	92,265,493	84,428,961	76,623,478	68,852,461	61,095,800	53,333,348	45,528,947	37,710,304	29,964,785	22,292,389	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	132,795,185	123,987,078	115,255,223	106,599,621	98,017,172	89,486,924	81,033,185	72,655,950	64,321,953	56,062,144	47,834,790	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,646,957	8,349,517	8,054,630	7,762,298	7,472,520	7,185,295	6,900,625	6,618,509	6,338,946	6,061,938	5,787,483	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	96,579,156	90,568,475	84,610,162	78,704,218	72,850,644	67,049,439	61,300,603	55,604,136	49,960,037	44,368,308	38,828,949	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	62,478,751	58,682,237	54,918,335	51,187,041	47,488,359	43,822,286	40,188,824	36,587,971	33,016,470	29,473,566	25,963,344	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	103,005,869	95,200,651	87,442,548	79,741,767	72,068,330	64,429,468	56,833,208	49,306,315	41,848,788	34,460,629	27,141,836	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	332,175,951	307,432,477	282,847,105	258,478,121	234,239,151	210,189,938	186,231,374	162,388,507	138,599,913	114,772,455	90,750,632	45%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	10,316,090	9,620,267	8,930,468	8,246,693	7,568,943	6,897,217	6,231,515	5,571,838	4,918,184	4,270,556	3,628,953	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	18,652,849	17,501,188	16,359,417	15,227,537	14,105,548	12,993,449	11,891,241	10,798,923	9,716,496	8,643,959	7,581,314	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	82,564,489	76,176,684	69,832,828	63,544,836	57,312,710	51,114,138	44,962,195	38,851,110	32,772,262	26,749,955	20,746,064	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	84,621,052	78,221,332	71,871,606	65,551,168	59,286,895	53,057,514	46,865,583	40,730,193	34,651,345	28,629,038	22,653,818	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	33,726,470	31,484,026	29,261,001	27,057,394	24,873,207	22,708,438	20,563,089	18,437,159	16,330,648	14,243,555	12,175,881	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	80,399,741	74,416,187	68,457,874	62,551,930	56,698,356	50,897,151	45,148,314	39,451,847	33,807,749	28,183,457	22,607,467	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	15,956,063	14,826,179	13,706,098	12,595,821	11,495,346	10,404,675	9,323,805	8,252,740	7,191,477	6,134,587	5,087,200	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	18,623,149	17,304,942	15,998,170	14,702,837	13,418,940	12,146,479	10,885,455	9,635,869	8,397,718	7,164,787	5,942,824	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	12,310,831	11,408,932	10,514,876	9,628,663	8,750,292	7,879,764	7,017,078	6,160,055	5,308,448	4,464,729	3,628,897	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	14,782,288	13,699,997	12,627,118	11,563,650	10,509,594	9,464,947	8,429,713	7,401,413	6,379,473	5,366,998	4,363,987	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	17,253,746	15,991,064	14,739,361	13,498,638	12,268,895	11,050,131	9,842,347	8,642,771	7,450,497	6,269,266	5,099,075	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	1,158,344	1,095,786	1,033,760	972,265	911,301	850,868	790,966	731,596	672,757	614,448	556,671	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,317,566	2,192,452	2,068,399	1,945,408	1,823,480	1,702,615	1,582,811	1,464,070	1,346,391	1,229,775	1,114,221	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	5,215,315	4,933,807	4,654,689	4,377,960	4,103,622	3,831,674	3,562,116	3,294,949	3,030,172	2,767,785	2,507,787	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,108,187	1,978,947	1,850,817	1,723,795	1,597,884	1,473,083	1,349,390	1,226,807	1,105,334	984,970	865,715	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,954,988	2,774,036	2,594,637	2,416,792	2,240,499	2,065,760	1,892,575	1,720,943	1,550,864	1,382,338	1,215,365	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,795,132	3,562,500	3,331,866	3,103,228	2,876,587	2,651,944	2,429,298	2,208,649	1,989,996	1,773,342	1,558,683	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	11,923,530	11,191,721	10,466,193	9,746,950	9,033,989	8,327,311	7,626,916	6,932,804	6,244,975	5,563,429	4,888,166	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	27,496,780	25,801,011	24,119,806	22,453,164	20,801,088	19,163,575	17,540,627	15,932,243	14,338,423	12,759,168	11,194,476	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	69,175,559	64,600,738	60,060,774	55,553,427	51,085,685	46,657,550	42,269,022	37,920,100	33,610,785	29,341,076	25,110,974	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	118,662,387	109,512,121	100,441,702	91,451,133	82,508,663	73,641,672	64,845,510	56,093,345	47,397,018	38,737,916	30,088,032	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	53,932,828	50,160,070	46,420,139	42,713,034	39,038,756	35,397,303	31,788,676	28,212,877	24,669,903	21,150,718	17,654,371	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	81,476,888	75,259,389	69,096,154	62,987,185	56,932,480	50,932,040	44,953,474	39,029,342	33,158,889	27,303,300	21,499,861	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	34,820,753	33,026,849	31,248,481	29,485,648	27,738,349	26,005,157	24,286,212	22,582,821	20,894,987	19,222,708	17,565,984	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	9,373,012	9,149,932	8,928,767	8,709,518	8,492,184	8,276,766	8,063,263	7,851,676	7,642,004	7,434,248	7,228,407	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	12,579,842	11,836,173	11,098,887	10,367,987	9,643,473	8,925,343	8,213,599	7,508,239	6,809,265	6,116,675	5,430,470	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	28,507,573	26,752,513	25,012,644	23,287,968	21,578,483	19,884,190	18,205,089	16,541,180	14,892,462	13,258,936	11,640,603	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	46,051,102	42,907,972	39,792,077	36,703,415	33,641,988	30,607,794	27,600,835	24,621,110	21,668,618	18,743,361	15,841,970	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	67,545,417	62,528,885	57,540,797	52,579,335	47,661,870	42,788,402	37,958,931	33,173,458	28,431,982	23,734,503	19,081,021	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	17,116,039	15,973,883	14,841,617	13,719,242	12,606,758	11,504,163	10,411,461	9,328,648	8,255,726	7,192,695	6,139,554	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	47,176,823	44,033,657	40,917,725	37,829,026	34,767,562	31,733,332	28,726,336	25,746,575	22,794,046	19,868,753	16,970,693	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	96,999,451	89,631,283	82,313,873	75,034,175	67,808,539	60,610,255	53,437,937	46,278,908	39,109,853	31,982,992	24,923,034	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	34,152,559	31,949,227	29,764,977	27,599,809	25,453,722	23,325,326	21,211,672	19,117,156	17,041,777	14,985,534	12,948,429	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	92,661,176	85,443,741	78,331,072	71,307,272	64,372,255	57,542,525	50,783,069	44,118,360	37,519,299	31,026,974	24,641,386	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	18,365,559	17,402,673	16,453,394	15,517,723	14,595,659	13,687,201	12,792,351	11,911,108	11,043,473	10,189,444	9,349,023	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	66,537,690	61,747,527	56,999,029	52,280,113	47,597,015	42,955,753	38,356,326	33,798,732	29,282,973	24,809,050	20,376,960	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	68,304,827	63,514,664	58,766,166	54,059,332	49,391,116	44,749,854	40,150,426	35,592,833	31,077,074	26,603,150	22,171,061	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	48,605,350	45,570,498	42,561,935	39,579,660	36,623,673	33,693,975	30,790,566	27,913,445	25,062,611	22,238,067	19,439,812	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	100,151,393	92,265,493	84,428,961	76,623,478	68,852,461	61,095,800	53,333,348	45,528,947	37,710,304	29,964,785	22,292,389	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	132,795,185	123,987,078	115,255,223	106,599,621	98,017,172	89,486,924	81,033,185	72,655,950	64,321,953	56,062,144	47,834,790	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	8,646,957	8,349,517	8,054,630	7,762,298	7,472,520	7,185,295	6,900,625	6,618,509	6,338,946	6,061,938	5,787,483	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	96,579,156	90,568,475	84,610,162	78,704,218	72,850,644	67,049,439	61,300,603	55,604,136	49,960,037	44,368,308	38,828,949	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	62,478,751	58,682,237	54,918,335	51,187,041	47,488,359	43,822,286	40,188,824	36,587,971	33,016,470	29,473,566	25,963,344	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	103,005,869	95,200,651	87,442,548	79,741,767	72,068,330	64,429,468	56,833,208	49,306,315	41,848,788	34,460,629	27,141,836	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	332,175,951	307,432,477	282,847,105	258,478,121	234,239,151	210,189,938	186,231,374	162,388,507	138,599,913	114,772,455	90,750,632	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	10,316,090	9,620,267	8,930,468	8,246,693	7,568,943	6,897,217	6,231,515	5,571,838	4,918,184	4,270,556	3,628,953	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	18,652,849	17,501,188	16,359,417	15,227,537	14,105,548	12,993,449	11,891,241	10,798,923	9,716,496	8,643,959	7,581,314	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	82,564,489	76,176,684	69,832,828	63,544,836	57,312,710	51,114,138	44,962,195	38,851,110	32,772,262	26,749,955	20,746,064	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	84,621,052	78,221,332	71,871,606	65,551,168	59,286,895	53,057,514	46,865,583	40,730,193	34,651,345	28,629,038	22,653,818	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	33,726,470	31,484,026	29,261,001	27,057,394	24,873,207	22,708,438	20,563,089	18,437,159	16,330,648	14,243,555	12,175,881	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	80,399,741	74,416,187	68,457,874	62,551,930	56,698,356	50,897,151	45,148,314	39,451,847	33,807,749	28,183,457	22,607,467	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	15,956,063	14,826,179	13,706,098	12,595,821	11,495,346	10,404,675	9,323,805	8,252,740	7,191,477	6,134,587	5,087,200	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	18,623,149	17,304,942	15,998,170	14,702,837	13,418,940	12,146,479	10,885,455	9,635,869	8,397,718	7,164,787	5,942,824	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	12,310,831	11,408,932	10,514,876	9,628,663	8,750,292	7,879,764	7,017,078	6,160,055	5,308,448	4,464,729	3,628,897	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	14,782,288	13,699,997	12,627,118	11,563,650	10,509,594	9,464,947	8,429,713	7,401,413	6,379,473	5,366,998	4,363,987	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	17,253,746	15,991,064	14,739,361	13,498,638	12,268,895	11,050,131	9,842,347	8,642,771	7,450,497	6,269,266	5,099,075	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	1,158,344	1,095,786	1,033,760	972,265	911,301	850,868	790,966	731,596	672,757	614,448	556,671	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,317,566	2,192,452	2,068,399	1,945,408	1,823,480	1,702,615	1,582,811	1,464,070	1,346,391	1,229,775	1,114,221	50%
3	Low density housing scheme (9 houses)	9	£113,500	5,215,315	4,933,807	4,654,689	4,377,960	4,103,622	3,831,674	3,562,116	3,294,949	3,030,172	2,767,785	2,507,787	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,108,187	1,978,947	1,850,817	1,723,795	1,597,884	1,473,083	1,349,390	1,226,807	1,105,334	984,970	865,715	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,954,988	2,774,036	2,594,637	2,416,792	2,240,499	2,065,760	1,892,575	1,720,943	1,550,864	1,382,338	1,215,365	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,795,132	3,562,500	3,331,866	3,103,228	2,876,587	2,651,944	2,429,298	2,208,649	1,989,996	1,773,342	1,558,683	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	11,923,530	11,191,721	10,466,193	9,746,950	9,033,989	8,327,311	7,626,916	6,932,804	6,244,975	5,563,429	4,888,166	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	27,496,780	25,801,011	24,119,806	22,453,164	20,801,088	19,163,575	17,540,627	15,932,243	14,338,423	12,759,168	11,194,476	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	69,175,559	64,600,738	60,060,774	55,553,427	51,085,685	46,657,550	42,269,022	37,920,100	33,610,785	29,341,076	25,110,974	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	118,662,387	109,512,121	100,441,702	91,451,133	82,508,663	73,641,672	64,845,510	56,093,345	47,397,018	38,737,916	30,088,032	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	53,932,828	50,160,070	46,420,139	42,713,034	39,038,756	35,397,303	31,788,676	28,212,877	24,669,903	21,150,718	17,654,371	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	81,476,888	75,259,389	69,096,154	62,987,185	56,932,480	50,932,040	44,953,474	39,029,342	33,158,889	27,303,300	21,499,861	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	34,820,753	33,026,849	31,248,481	29,485,648	27,738,349	26,005,157	24,286,212	22,582,821	20,894,987	19,222,708	17,565,984	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	9,373,012	9,149,932	8,928,767	8,709,518	8,492,184	8,276,766	8,063,263	7,851,676	7,642,004	7,434,248	7,228,407	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	12,579,842	11,836,173	11,098,887	10,367,987	9,643,473	8,925,343	8,213,599	7,508,239	6,809,265	6,116,675	5,430,470	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	28,507,573	26,752,513	25,012,644	23,287,968	21,578,483	19,884,190	18,205,089	16,541,180	14,892,462	13,258,936	11,640,603	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	46,051,102	42,907,972	39,792,077	36,703,415	33,641,988	30,607,794	27,600,835	24,621,110	21,668,618	18,743,361	15,841,970	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	67,545,417	62,528,885	57,540,797	52,579,335	47,661,870	42,788,402	37,958,931	33,173,458	28,431,982	23,734,503	19,081,021	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	17,116,039	15,973,883	14,841,617	13,719,242	12,606,758	11,504,163	10,411,461	9,328,648	8,255,726	7,192,695	6,139,554	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	47,176,823	44,033,657	40,917,725	37,829,026	34,767,562	31,733,332	28,726,336	25,746,575	22,794,046	19,868,753	16,970,693	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	96,999,451	89,631,283	82,313,873	75,034,175	67,808,539	60,610,255	53,437,937	46,278,908	39,109,853	31,982,992	24,923,034	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	34,152,559	31,949,227	29,764,977	27,599,809	25,453,722	23,325,326	21,211,672	19,117,156	17,041,777	14,985,534	12,948,429	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	92,661,176	85,443,741	78,331,072	71,307,272	64,372,255	57,542,525	50,783,069	44,118,360	37,519,299	31,026,974	24,641,386	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	18,365,559	17,402,673	16,453,394	15,517,723	14,595,659	13,687,201	12,792,351	11,911,108	11,043,473	10,189,444	9,349,023	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	66,537,690	61,747,527	56,999,029	52,280,113	47,597,015	42,955,753	38,356,326	33,798,732	29,282,973	24,809,050	20,376,960	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	68,304,827	63,514,664	58,766,166	54,059,332	49,391,116	44,749,854	40,150,426	35,592,833	31,077,074	26,603,150	22,171,061	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	48,605,350	45,570,498	42,561,935	39,579,660	36,623,673	33,693,975	30,790,566	27,913,445	25,062,611	22,238,067	19,439,812	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	100,151,393	92,265,493	84,428,961	76,623,478	68,852,461	61,095,800	53,333,348	45,528,947	37,710,304	29,964,785	22,292,389	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	132,795,185	123,987,078	115,255,223	106,599,621	98,017,172	89,486,924	81,033,185	72,655,950	64,321,953	56,062,144	47,834,790	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	8,646,957	8,349,517	8,054,630	7,762,298	7,472,520	7,185,295	6,900,625	6,618,509	6,338,946	6,061,938	5,787,483	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	96,579,156	90,568,475	84,610,162	78,704,218	72,850,644	67,049,439	61,300,603	55,604,136	49,960,037	44,368,308	38,828,949	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	62,478,751	58,682,237	54,918,335	51,187,041	47,488,359	43,822,286	40,188,824	36,587,971	33,016,470	29,473,566	25,963,344	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	103,005,869	95,200,651	87,442,548	79,741,767	72,068,330	64,429,468	56,833,208	49,306,315	41,848,788	34,460,629	27,141,836	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	332,175,951	307,432,477	282,847,105	258,478,121	234,239,151	210,189,938	186,231,374	162,388,507	138,599,913	114,772,455	90,750,632	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	10,316,090	9,620,267	8,930,468	8,246,693	7,568,943	6,897,217	6,231,515	5,571,838	4,918,184	4,270,556	3,628,953	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	18,652,849	17,501,188	16,359,417	15,227,537	14,105,548	12,993,449	11,891,241	10,798,923	9,716,496	8,643,959	7,581,314	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	82,564,489	76,176,684	69,832,828	63,544,836	57,312,710	51,114,138	44,962,195	38,851,110	32,772,262	26,749,955	20,746,064	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	84,621,052	78,221,332	71,871,606	65,551,168	59,286,895	53,057,514	46,865,583	40,730,193	34,651,345	28,629,038	22,653,818	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	33,726,470	31,484,026	29,261,001	27,057,394	24,873,207	22,708,438	20,563,089	18,437,159	16,330,648	14,243,555	12,175,881	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	80,399,741	74,416,187	68,457,874	62,551,930	56,698,356	50,897,151	45,148,314	39,451,847	33,807,749	28,183,457	22,607,467	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	15,956,063	14,826,179	13,706,098	12,595,821	11,495,346	10,404,675	9,323,805	8,252,740	7,191,477	6,134,587	5,087,200	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	18,623,149	17,304,942	15,998,170	14,702,837	13,418,940	12,146,479	10,885,455	9,635,869	8,397,718	7,164,787	5,942,824	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	12,310,831	11,408,932	10,514,876	9,628,663	8,750,292	7,879,764	7,017,078	6,160,055	5,308,448	4,464,729	3,628,897	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	14,782,288	13,699,997	12,627,118	11,563,650	10,509,594	9,464,947	8,429,713	7,401,413	6,379,473	5,366,998	4,363,987	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	17,253,746	15,991,064	14,739,361	13,498,638	12,268,895	11,050,131	9,842,347	8,642,771	7,450,497	6,269,266	5,099,075	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £13,464 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	1,257,153	1,189,221	1,121,866	1,055,087	988,887	923,262	858,214	793,742	729,848	666,532	603,792	35%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,515,185	2,379,320	2,244,610	2,111,054	1,978,651	1,847,402	1,717,306	1,588,365	1,460,576	1,333,942	1,208,461	35%
3	Low density housing scheme (9 houses)	9	£3,504,327	5,659,957	5,354,263	5,051,164	4,750,662	4,452,756	4,157,445	3,864,730	3,574,610	3,287,088	3,002,160	2,719,829	35%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,316,469	2,175,900	2,036,537	1,898,380	1,761,428	1,625,683	1,491,142	1,357,808	1,225,681	1,094,758	965,041	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	3,246,583	3,049,771	2,854,646	2,661,210	2,469,461	2,279,401	2,091,029	1,904,344	1,719,348	1,536,040	1,354,422	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	4,170,040	3,917,016	3,666,162	3,417,479	3,170,966	2,926,624	2,684,453	2,444,451	2,206,620	1,970,960	1,737,470	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	13,112,251	12,315,784	11,526,148	10,743,346	9,967,377	9,198,239	8,435,935	7,680,463	6,931,824	6,190,017	5,455,043	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	30,289,477	28,441,805	26,609,989	24,794,028	22,993,923	21,209,672	19,441,279	17,688,739	15,952,057	14,231,229	12,526,257	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	76,875,967	71,882,299	66,931,691	62,024,142	57,159,652	52,338,222	47,546,554	42,797,359	38,091,355	33,428,544	28,808,926	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	133,982,145	124,027,654	114,150,467	104,337,873	94,612,236	84,973,557	75,392,505	65,886,672	56,440,824	47,054,242	37,696,838	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	59,857,436	55,740,410	51,654,408	47,604,200	43,589,786	39,611,165	35,668,338	31,761,304	27,890,063	24,054,616	20,247,118	35%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	91,738,652	84,964,196	78,248,720	71,584,997	64,958,991	58,392,232	51,884,724	45,427,227	39,001,257	32,634,891	26,292,310	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	40,282,217	38,324,118	36,382,945	34,458,701	32,551,383	30,660,993	28,787,529	26,930,994	25,091,384	23,268,703	21,462,949	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	9,735,424	9,492,631	9,251,921	9,013,294	8,776,750	8,542,290	8,309,912	8,079,618	7,851,407	7,625,279	7,401,234	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	13,643,358	12,833,979	12,031,545	11,236,053	10,447,506	9,665,903	8,891,242	8,123,525	7,362,752	6,608,924	5,862,038	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	31,396,780	29,484,567	27,588,882	25,709,726	23,847,097	22,000,996	20,171,422	18,358,377	16,561,859	14,781,870	13,018,407	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	52,324,975	48,900,850	45,500,236	42,129,299	38,788,036	35,476,448	32,194,535	28,942,298	25,719,737	22,526,850	19,363,638	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	77,989,548	72,522,127	67,092,566	61,708,363	56,337,642	51,014,873	45,740,055	40,513,188	35,334,272	30,203,308	25,120,295	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	19,695,187	18,449,948	17,215,477	15,991,772	14,778,835	13,576,664	12,385,260	11,204,623	10,034,754	8,875,650	7,727,315	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	54,912,241	51,489,909	48,097,176	44,734,044	41,400,512	38,096,580	34,821,060	31,568,786	28,346,187	25,153,264	21,990,016	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	112,064,063	104,037,662	96,065,772	88,163,905	80,292,237	72,483,694	64,694,224	56,932,525	49,175,623	41,398,459	33,684,159	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	37,136,678	34,734,243	32,352,583	29,991,696	27,651,583	25,332,245	23,033,680	20,748,935	18,484,987	16,241,880	14,019,616	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	104,313,318	96,451,373	88,680,926	81,018,496	73,470,189	66,024,082	58,668,180	51,418,904	44,248,571	37,156,106	30,165,247	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	19,184,339	18,135,109	17,100,685	16,081,067	15,076,259	14,086,256	13,111,061	12,150,673	11,205,093	10,274,320	9,358,354	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	75,218,279	69,987,248	64,801,629	59,661,424	54,566,631	49,517,250	44,500,375	39,521,089	34,587,415	29,699,352	24,856,902	35%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	76,279,373	71,048,341	65,862,723	60,722,518	55,627,725	50,578,345	45,574,377	40,598,373	35,664,699	30,776,636	25,934,186	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	54,695,846	51,385,323	48,103,433	44,850,174	41,625,547	38,429,552	35,262,188	32,123,457	29,013,359	25,931,892	22,879,056	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	110,986,334	102,398,091	93,882,810	85,396,461	76,958,326	68,548,949	60,146,684	51,729,841	43,238,075	34,765,503	26,372,686	30%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	147,108,201	137,530,864	128,019,526	118,585,816	109,235,090	99,967,344	90,782,582	81,650,825	72,601,056	63,618,491	54,694,875	50%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	9,409,540	9,085,816	8,764,870	8,446,701	8,131,310	7,818,695	7,508,858	7,201,800	6,897,518	6,596,014	6,297,287	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	109,817,699	103,254,274	96,747,917	90,298,628	83,906,407	77,571,255	71,293,169	65,072,152	58,908,205	52,801,323	46,751,511	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	68,626,610	64,487,749	60,384,409	56,316,587	52,284,288	48,287,508	44,326,250	40,400,511	36,510,294	32,655,596	28,836,116	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	117,722,648	109,225,390	100,802,138	92,408,572	84,084,788	75,782,547	67,518,575	59,293,737	51,144,518	43,070,918	35,072,937	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	371,113,765	344,156,183	317,433,264	290,893,484	264,534,549	238,377,122	212,362,001	186,477,760	160,692,531	134,940,218	109,065,192	35%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	11,728,461	10,970,139	10,218,372	9,473,160	8,734,505	8,002,405	7,276,860	6,557,872	5,845,439	5,139,562	4,440,241	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	20,547,511	19,293,248	18,049,271	16,816,062	15,593,619	14,381,944	13,181,035	11,990,893	10,811,518	9,642,910	8,485,069	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	93,296,475	86,337,368	79,438,862	72,600,959	65,801,117	59,056,839	52,373,424	45,723,608	39,126,271	32,552,427	26,033,714	50%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	94,569,353	87,585,960	80,659,092	73,793,088	66,977,288	60,196,332	53,473,944	46,770,335	40,128,359	33,548,014	27,029,301	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	39,003,300	36,558,319	34,134,479	31,731,779	29,350,220	26,989,802	24,650,525	22,332,388	20,035,392	17,759,537	15,504,823	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	90,898,494	84,367,536	77,893,353	71,475,944	65,091,143	58,755,989	52,477,905	46,256,888	40,092,939	33,986,058	27,920,636	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	17,836,542	16,604,374	15,382,879	14,172,055	12,971,905	11,782,427	10,603,621	9,435,488	8,278,027	7,131,239	5,991,962	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	20,817,042	19,379,503	17,954,414	16,541,777	15,141,592	13,753,857	12,378,573	11,015,741	9,665,360	8,327,430	6,998,381	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	13,818,052	12,834,171	11,858,830	10,892,029	9,933,767	8,984,045	8,042,862	7,110,219	6,186,116	5,266,276	4,354,060	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	16,590,954	15,410,285	14,239,864	13,079,690	11,929,763	10,790,085	9,660,653	8,541,470	7,432,533	6,328,854	5,234,182	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	19,363,856	17,986,399	16,620,898	15,267,351	13,925,760	12,596,124	11,278,444	9,972,720	8,678,951	7,391,432	6,114,304	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	1,257,153	1,189,221	1,121,866	1,055,087	988,887	923,262	858,214	793,742	729,848	666,532	603,792	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,515,185	2,379,320	2,244,610	2,111,054	1,978,651	1,847,402	1,717,306	1,588,365	1,460,576	1,333,942	1,208,461	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	5,659,957	5,354,263	5,051,164	4,750,662	4,452,756	4,157,445	3,864,730	3,574,610	3,287,088	3,002,160	2,719,829	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,316,469	2,175,900	2,036,537	1,898,380	1,761,428	1,625,683	1,491,142	1,357,808	1,225,681	1,094,758	965,041	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	3,246,583	3,049,771	2,854,646	2,661,210	2,469,461	2,279,401	2,091,029	1,904,344	1,719,348	1,536,040	1,354,422	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	4,170,040	3,917,016	3,666,162	3,417,479	3,170,966	2,926,624	2,684,453	2,444,451	2,206,620	1,970,960	1,737,470	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	13,112,251	12,315,784	11,526,148	10,743,346	9,967,377	9,198,239	8,435,935	7,680,463	6,931,824	6,190,017	5,455,043	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	30,289,477	28,441,805	26,609,989	24,794,028	22,993,923	21,209,672	19,441,279	17,688,739	15,952,057	14,231,229	12,526,257	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	76,875,967	71,882,299	66,931,691	62,024,142	57,159,652	52,338,222	47,546,554	42,797,359	38,091,355	33,428,544	28,808,926	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	133,982,145	124,027,654	114,150,467	104,337,873	94,612,236	84,973,557	75,392,505	65,886,672	56,440,824	47,054,242	37,696,838	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	59,857,436	55,740,410	51,654,408	47,604,200	43,589,786	39,611,165	35,668,338	31,761,304	27,890,063	24,054,616	20,247,118	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	91,738,652	84,964,196	78,248,720	71,584,997	64,958,991	58,392,232	51,884,724	45,427,227	39,001,257	32,634,891	26,292,310	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	40,282,217	38,324,118	36,382,945	34,458,701	32,551,383	30,660,993	28,787,529	26,930,994	25,091,384	23,268,703	21,462,949	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	9,735,424	9,492,631	9,251,921	9,013,294	8,776,750	8,542,290	8,309,912	8,079,618	7,851,407	7,625,279	7,401,234	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	13,643,358	12,833,979	12,031,545	11,236,053	10,447,506	9,665,903	8,891,242	8,123,525	7,362,752	6,608,924	5,862,038	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	31,396,780	29,484,567	27,588,882	25,709,726	23,847,097	22,000,996	20,171,422	18,358,377	16,561,859	14,781,870	13,018,407	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	52,324,975	48,900,850	45,500,236	42,129,299	38,788,036	35,476,448	32,194,535	28,942,298	25,719,737	22,526,850	19,363,638	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	77,989,548	72,522,127	67,092,566	61,708,363	56,337,642	51,014,873	45,740,055	40,513,188	35,334,272	30,203,308	25,120,295	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	19,695,187	18,449,948	17,215,477	15,991,772	14,778,835	13,576,664	12,385,260	11,204,623	10,034,754	8,875,650	7,727,315	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	54,912,241	51,489,909	48,097,176	44,734,044	41,400,512	38,096,580	34,821,060	31,568,786	28,346,187	25,153,264	21,990,016	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	112,064,063	104,037,662	96,065,772	88,163,905	80,292,237	72,483,694	64,694,224	56,932,525	49,175,623	41,398,459	33,684,159	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	37,136,678	34,734,243	32,352,583	29,991,696	27,651,583	25,332,245	23,033,680	20,748,935	18,484,987	16,241,880	14,019,616	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	104,313,318	96,451,373	88,680,926	81,018,496	73,470,189	66,024,082	58,668,180	51,418,904	44,248,571	37,156,106	30,165,247	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	19,184,339	18,135,109	17,100,685	16,081,067	15,076,259	14,086,256	13,111,061	12,150,673	11,205,093	10,274,320	9,358,354	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	75,218,279	69,987,248	64,801,629	59,661,424	54,566,631	49,517,250	44,500,375	39,521,089	34,587,415	29,699,352	24,856,902	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	76,279,373	71,048,341	65,862,723	60,722,518	55,627,725	50,578,345	45,574,377	40,598,373	35,664,699	30,776,636	25,934,186	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	54,695,846	51,385,323	48,103,433	44,850,174	41,625,547	38,429,552	35,262,188	32,123,457	29,013,359	25,931,892	22,879,056	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	110,986,334	102,398,091	93,882,810	85,396,461	76,958,326	68,548,949	60,146,684	51,729,841	43,238,075	34,765,503	26,372,686	45%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	147,108,201	137,530,864	128,019,526	118,585,816	109,235,090	99,967,344	90,782,582	81,650,825	72,601,056	63,618,491	54,694,875	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	9,409,540	9,085,816	8,764,870	8,446,701	8,131,310	7,818,695	7,508,858	7,201,800	6,897,518	6,596,014	6,297,287	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	109,817,699	103,254,274	96,747,917	90,298,628	83,906,407	77,571,255	71,293,169	65,072,152	58,908,205	52,801,323	46,751,511	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	68,626,610	64,487,749	60,384,409	56,316,587	52,284,288	48,287,508	44,326,250	40,400,511	36,510,294	32,655,596	28,836,116	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	117,722,648	109,225,390	100,802,138	92,408,572	84,084,788	75,782,547	67,518,575	59,293,737	51,144,518	43,070,918	35,072,937	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	371,113,765	344,156,183	317,433,264	290,893,484	264,534,549	238,377,122	212,362,001	186,477,760	160,692,531	134,940,218	109,065,192	50%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	11,728,461	10,970,139	10,218,372	9,473,160	8,734,505	8,002,405	7,276,860	6,557,872	5,845,439	5,139,562	4,440,241	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	20,547,511	19,293,248	18,049,271	16,816,062	15,593,619	14,381,944	13,181,035	11,990,893	10,811,518	9,642,910	8,485,069	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	93,296,475	86,337,368	79,438,862	72,600,959	65,801,117	59,056,839	52,373,424	45,723,608	39,126,271	32,552,427	26,033,714	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	94,569,353	87,585,960	80,659,092	73,793,088	66,977,288	60,196,332	53,473,944	46,770,335	40,128,359	33,548,014	27,029,301	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	39,003,300	36,558,319	34,134,479	31,731,779	29,350,220	26,989,802	24,650,525	22,332,388	20,035,392	17,759,537	15,504,823	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	90,898,494	84,367,536	77,893,353	71,475,944	65,091,143	58,755,989	52,477,905	46,256,888	40,092,939	33,986,058	27,920,636	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	17,836,542	16,604,374	15,382,879	14,172,055	12,971,905	11,782,427	10,603,621	9,435,488	8,278,027	7,131,239	5,991,962	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	20,817,042	19,379,503	17,954,414	16,541,777	15,141,592	13,753,857	12,378,573	11,015,741	9,665,360	8,327,430	6,998,381	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	13,818,052	12,834,171	11,858,830	10,892,029	9,933,767	8,984,045	8,042,862	7,110,219	6,186,116	5,266,276	4,354,060	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	16,590,954	15,410,285	14,239,864	13,079,690	11,929,763	10,790,085	9,660,653	8,541,470	7,432,533	6,328,854	5,234,182	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	19,363,856	17,986,399	16,620,898	15,267,351	13,925,760	12,596,124	11,278,444	9,972,720	8,678,951	7,391,432	6,114,304	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	1,257,153	1,189,221	1,121,866	1,055,087	988,887	923,262	858,214	793,742	729,848	666,532	603,792	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,515,185	2,379,320	2,244,610	2,111,054	1,978,651	1,847,402	1,717,306	1,588,365	1,460,576	1,333,942	1,208,461	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	5,659,957	5,354,263	5,051,164	4,750,662	4,452,756	4,157,445	3,864,730	3,574,610	3,287,088	3,002,160	2,719,829	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,316,469	2,175,900	2,036,537	1,898,380	1,761,428	1,625,683	1,491,142	1,357,808	1,225,681	1,094,758	965,041	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	3,246,583	3,049,771	2,854,646	2,661,210	2,469,461	2,279,401	2,091,029	1,904,344	1,719,348	1,536,040	1,354,422	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	4,170,040	3,917,016	3,666,162	3,417,479	3,170,966	2,926,624	2,684,453	2,444,451	2,206,620	1,970,960	1,737,470	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	13,112,251	12,315,784	11,526,148	10,743,346	9,967,377	9,198,239	8,435,935	7,680,463	6,931,824	6,190,017	5,455,043	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	30,289,477	28,441,805	26,609,989	24,794,028	22,993,923	21,209,672	19,441,279	17,688,739	15,952,057	14,231,229	12,526,257	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	76,875,967	71,882,299	66,931,691	62,024,142	57,159,652	52,338,222	47,546,554	42,797,359	38,091,355	33,428,544	28,808,926	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	133,982,145	124,027,654	114,150,467	104,337,873	94,612,236	84,973,557	75,392,505	65,886,672	56,440,824	47,054,242	37,696,838	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	59,857,436	55,740,410	51,654,408	47,604,200	43,589,786	39,611,165	35,668,338	31,761,304	27,890,063	24,054,616	20,247,118	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	91,738,652	84,964,196	78,248,720	71,584,997	64,958,991	58,392,232	51,884,724	45,427,227	39,001,257	32,634,891	26,292,310	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	40,282,217	38,324,118	36,382,945	34,458,701	32,551,383	30,660,993	28,787,529	26,930,994	25,091,384	23,268,703	21,462,949	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	9,735,424	9,492,631	9,251,921	9,013,294	8,776,750	8,542,290	8,309,912	8,079,618	7,851,407	7,625,279	7,401,234	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	13,643,358	12,833,979	12,031,545	11,236,053	10,447,506	9,665,903	8,891,242	8,123,525	7,362,752	6,608,924	5,862,038	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	31,396,780	29,484,567	27,588,882	25,709,726	23,847,097	22,000,996	20,171,422	18,358,377	16,561,859	14,781,870	13,018,407	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	52,324,975	48,900,850	45,500,236	42,129,299	38,788,036	35,476,448	32,194,535	28,942,298	25,719,737	22,526,850	19,363,638	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	77,989,548	72,522,127	67,092,566	61,708,363	56,337,642	51,014,873	45,740,055	40,513,188	35,334,272	30,203,308	25,120,295	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	19,695,187	18,449,948	17,215,477	15,991,772	14,778,835	13,576,664	12,385,260	11,204,623	10,034,754	8,875,650	7,727,315	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	54,912,241	51,489,909	48,097,176	44,734,044	41,400,512	38,096,580	34,821,060	31,568,786	28,346,187	25,153,264	21,990,016	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	112,064,063	104,037,662	96,065,772	88,163,905	80,292,237	72,483,694	64,694,224	56,932,525	49,175,623	41,398,459	33,684,159	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	37,136,678	34,734,243	32,352,583	29,991,696	27,651,583	25,332,245	23,033,680	20,748,935	18,484,987	16,241,880	14,019,616	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	104,313,318	96,451,373	88,680,926	81,018,496	73,470,189	66,024,082	58,668,180	51,418,904	44,248,571	37,156,106	30,165,247	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	19,184,339	18,135,109	17,100,685	16,081,067	15,076,259	14,086,256	13,111,061	12,150,673	11,205,093	10,274,320	9,358,354	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	75,218,279	69,987,248	64,801,629	59,661,424	54,566,631	49,517,250	44,500,375	39,521,089	34,587,415	29,699,352	24,856,902	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	76,279,373	71,048,341	65,862,723	60,722,518	55,627,725	50,578,345	45,574,377	40,598,373	35,664,699	30,776,636	25,934,186	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	54,695,846	51,385,323	48,103,433	44,850,174	41,625,547	38,429,552	35,262,188	32,123,457	29,013,359	25,931,892	22,879,056	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	110,986,334	102,398,091	93,882,810	85,396,461	76,958,326	68,548,949	60,146,684	51,729,841	43,238,075	34,765,503	26,372,686	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	147,108,201	137,530,864	128,019,526	118,585,816	109,235,090	99,967,344	90,782,582	81,650,825	72,601,056	63,618,491	54,694,875	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	9,409,540	9,085,816	8,764,870	8,446,701	8,131,310	7,818,695	7,508,858	7,201,800	6,897,518	6,596,014	6,297,287	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	109,817,699	103,254,274	96,747,917	90,298,628	83,906,407	77,571,255	71,293,169	65,072,152	58,908,205	52,801,323	46,751,511	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	68,626,610	64,487,749	60,384,409	56,316,587	52,284,288	48,287,508	44,326,250	40,400,511	36,510,294	32,655,596	28,836,116	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	117,722,648	109,225,390	100,802,138	92,408,572	84,084,788	75,782,547	67,518,575	59,293,737	51,144,518	43,070,918	35,072,937	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	371,113,765	344,156,183	317,433,264	290,893,484	264,534,549	238,377,122	212,362,001	186,477,760	160,692,531	134,940,218	109,065,192	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	11,728,461	10,970,139	10,218,372	9,473,160	8,734,505	8,002,405	7,276,860	6,557,872	5,845,439	5,139,562	4,440,241	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	20,547,511	19,293,248	18,049,271	16,816,062	15,593,619	14,381,944	13,181,035	11,990,893	10,811,518	9,642,910	8,485,069	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	93,296,475	86,337,368	79,438,862	72,600,959	65,801,117	59,056,839	52,373,424	45,723,608	39,126,271	32,552,427	26,033,714	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	94,569,353	87,585,960	80,659,092	73,793,088	66,977,288	60,196,332	53,473,944	46,770,335	40,128,359	33,548,014	27,029,301	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	39,003,300	36,558,319	34,134,479	31,731,779	29,350,220	26,989,802	24,650,525	22,332,388	20,035,392	17,759,537	15,504,823	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	90,898,494	84,367,536	77,893,353	71,475,944	65,091,143	58,755,989	52,477,905	46,256,888	40,092,939	33,986,058	27,920,636	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	17,836,542	16,604,374	15,382,879	14,172,055	12,971,905	11,782,427	10,603,621	9,435,488	8,278,027	7,131,239	5,991,962	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	20,817,042	19,379,503	17,954,414	16,541,777	15,141,592	13,753,857	12,378,573	11,015,741	9,665,360	8,327,430	6,998,381	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	13,818,052	12,834,171	11,858,830	10,892,029	9,933,767	8,984,045	8,042,862	7,110,219	6,186,116	5,266,276	4,354,060	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	16,590,954	15,410,285	14,239,864	13,079,690	11,929,763	10,790,085	9,660,653	8,541,470	7,432,533	6,328,854	5,234,182	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	19,363,856	17,986,399	16,620,898	15,267,351	13,925,760	12,596,124	11,278,444	9,972,720	8,678,951	7,391,432	6,114,304	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	1,257,153	1,189,221	1,121,866	1,055,087	988,887	923,262	858,214	793,742	729,848	666,532	603,792	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,515,185	2,379,320	2,244,610	2,111,054	1,978,651	1,847,402	1,717,306	1,588,365	1,460,576	1,333,942	1,208,461	50%
3	Low density housing scheme (9 houses)	9	£113,500	5,659,957	5,354,263	5,051,164	4,750,662	4,452,756	4,157,445	3,864,730	3,574,610	3,287,088	3,002,160	2,719,829	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,316,469	2,175,900	2,036,537	1,898,380	1,761,428	1,625,683	1,491,142	1,357,808	1,225,681	1,094,758	965,041	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	3,246,583	3,049,771	2,854,646	2,661,210	2,469,461	2,279,401	2,091,029	1,904,344	1,719,348	1,536,040	1,354,422	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	4,170,040	3,917,016	3,666,162	3,417,479	3,170,966	2,926,624	2,684,453	2,444,451	2,206,620	1,970,960	1,737,470	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	13,112,251	12,315,784	11,526,148	10,743,346	9,967,377	9,198,239	8,435,935	7,680,463	6,931,824	6,190,017	5,455,043	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	30,289,477	28,441,805	26,609,989	24,794,028	22,993,923	21,209,672	19,441,279	17,688,739	15,952,057	14,231,229	12,526,257	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	76,875,967	71,882,299	66,931,691	62,024,142	57,159,652	52,338,222	47,546,554	42,797,359	38,091,355	33,428,544	28,808,926	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	133,982,145	124,027,654	114,150,467	104,337,873	94,612,236	84,973,557	75,392,505	65,886,672	56,440,824	47,054,242	37,696,838	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	59,857,436	55,740,410	51,654,408	47,604,200	43,589,786	39,611,165	35,668,338	31,761,304	27,890,063	24,054,616	20,247,118	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	91,738,652	84,964,196	78,248,720	71,584,997	64,958,991	58,392,232	51,884,724	45,427,227	39,001,257	32,634,891	26,292,310	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	40,282,217	38,324,118	36,382,945	34,458,701	32,551,383	30,660,993	28,787,529	26,930,994	25,091,384	23,268,703	21,462,949	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	9,735,424	9,492,631	9,251,921	9,013,294	8,776,750	8,542,290	8,309,912	8,079,618	7,851,407	7,625,279	7,401,234	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	13,643,358	12,833,979	12,031,545	11,236,053	10,447,506	9,665,903	8,891,242	8,123,525	7,362,752	6,608,924	5,862,038	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	31,396,780	29,484,567	27,588,882	25,709,726	23,847,097	22,000,996	20,171,422	18,358,377	16,561,859	14,781,870	13,018,407	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	52,324,975	48,900,850	45,500,236	42,129,299	38,788,036	35,476,448	32,194,535	28,942,298	25,719,737	22,526,850	19,363,638	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	77,989,548	72,522,127	67,092,566	61,708,363	56,337,642	51,014,873	45,740,055	40,513,188	35,334,272	30,203,308	25,120,295	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	19,695,187	18,449,948	17,215,477	15,991,772	14,778,835	13,576,664	12,385,260	11,204,623	10,034,754	8,875,650	7,727,315	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	54,912,241	51,489,909	48,097,176	44,734,044	41,400,512	38,096,580	34,821,060	31,568,786	28,346,187	25,153,264	21,990,016	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	112,064,063	104,037,662	96,065,772	88,163,905	80,292,237	72,483,694	64,694,224	56,932,525	49,175,623	41,398,459	33,684,159	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	37,136,678	34,734,243	32,352,583	29,991,696	27,651,583	25,332,245	23,033,680	20,748,935	18,484,987	16,241,880	14,019,616	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	104,313,318	96,451,373	88,680,926	81,018,496	73,470,189	66,024,082	58,668,180	51,418,904	44,248,571	37,156,106	30,165,247	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	19,184,339	18,135,109	17,100,685	16,081,067	15,076,259	14,086,256	13,111,061	12,150,673	11,205,093	10,274,320	9,358,354	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	75,218,279	69,987,248	64,801,629	59,661,424	54,566,631	49,517,250	44,500,375	39,521,089	34,587,415	29,699,352	24,856,902	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	76,279,373	71,048,341	65,862,723	60,722,518	55,627,725	50,578,345	45,574,377	40,598,373	35,664,699	30,776,636	25,934,186	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	54,695,846	51,385,323	48,103,433	44,850,174	41,625,547	38,429,552	35,262,188	32,123,457	29,013,359	25,931,892	22,879,056	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	110,986,334	102,398,091	93,882,810	85,396,461	76,958,326	68,548,949	60,146,684	51,729,841	43,238,075	34,765,503	26,372,686	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	147,108,201	137,530,864	128,019,526	118,585,816	109,235,090	99,967,344	90,782,582	81,650,825	72,601,056	63,618,491	54,694,875	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	9,409,540	9,085,816	8,764,870	8,446,701	8,131,310	7,818,695	7,508,858	7,201,800	6,897,518	6,596,014	6,297,287	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	109,817,699	103,254,274	96,747,917	90,298,628	83,906,407	77,571,255	71,293,169	65,072,152	58,908,205	52,801,323	46,751,511	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	68,626,610	64,487,749	60,384,409	56,316,587	52,284,288	48,287,508	44,326,250	40,400,511	36,510,294	32,655,596	28,836,116	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	117,722,648	109,225,390	100,802,138	92,408,572	84,084,788	75,782,547	67,518,575	59,293,737	51,144,518	43,070,918	35,072,937	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	371,113,765	344,156,183	317,433,264	290,893,484	264,534,549	238,377,122	212,362,001	186,477,760	160,692,531	134,940,218	109,065,192	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	11,728,461	10,970,139	10,218,372	9,473,160	8,734,505	8,002,405	7,276,860	6,557,872	5,845,439	5,139,562	4,440,241	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	20,547,511	19,293,248	18,049,271	16,816,062	15,593,619	14,381,944	13,181,035	11,990,893	10,811,518	9,642,910	8,485,069	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	93,296,475	86,337,368	79,438,862	72,600,959	65,801,117	59,056,839	52,373,424	45,723,608	39,126,271	32,552,427	26,033,714	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	94,569,353	87,585,960	80,659,092	73,793,088	66,977,288	60,196,332	53,473,944	46,770,335	40,128,359	33,548,014	27,029,301	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	39,003,300	36,558,319	34,134,479	31,731,779	29,350,220	26,989,802	24,650,525	22,332,388	20,035,392	17,759,537	15,504,823	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	90,898,494	84,367,536	77,893,353	71,475,944	65,091,143	58,755,989	52,477,905	46,256,888	40,092,939	33,986,058	27,920,636	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	17,836,542	16,604,374	15,382,879	14,172,055	12,971,905	11,782,427	10,603,621	9,435,488	8,278,027	7,131,239	5,991,962	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	20,817,042	19,379,503	17,954,414	16,541,777	15,141,592	13,753,857	12,378,573	11,015,741	9,665,360	8,327,430	6,998,381	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	13,818,052	12,834,171	11,858,830	10,892,029	9,933,767	8,984,045	8,042,862	7,110,219	6,186,116	5,266,276	4,354,060	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	16,590,954	15,410,285	14,239,864	13,079,690	11,929,763	10,790,085	9,660,653	8,541,470	7,432,533	6,328,854	5,234,182	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	19,363,856	17,986,399	16,620,898	15,267,351	13,925,760	12,596,124	11,278,444	9,972,720	8,678,951	7,391,432	6,114,304	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £14,240 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	1,267,483	1,198,989	1,131,076	1,063,746	996,997	930,829	865,244	800,239	735,818	671,977	608,717	35%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,535,844	2,398,856	2,263,032	2,128,371	1,994,873	1,862,538	1,731,367	1,601,359	1,472,513	1,344,831	1,218,313	35%
3	Low density housing scheme (9 houses)	9	£3,504,327	5,706,440	5,398,218	5,092,613	4,789,625	4,489,255	4,191,502	3,896,366	3,603,847	3,313,946	3,026,663	2,741,995	35%
4	Medium density flatted sheme (5 flats)	5	£514,586	2,303,553	2,163,686	2,025,020	1,887,554	1,751,286	1,616,219	1,482,352	1,349,685	1,218,217	1,087,950	958,882	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	3,228,500	3,032,671	2,838,522	2,646,051	2,455,262	2,266,151	2,078,722	1,892,971	1,708,900	1,526,509	1,345,798	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	4,146,790	3,895,031	3,645,431	3,397,991	3,152,711	2,909,590	2,668,629	2,429,827	2,193,186	1,958,704	1,726,383	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	12,997,550	12,207,322	11,423,873	10,647,202	9,877,313	9,114,202	8,357,871	7,608,320	6,865,549	6,129,557	5,400,344	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	29,885,104	28,059,427	26,249,418	24,455,078	22,676,407	20,913,404	19,166,070	17,434,405	15,718,407	14,018,080	12,333,420	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	74,579,113	69,699,657	64,862,297	60,067,033	55,313,866	50,602,796	45,933,821	41,306,944	36,722,162	32,179,477	27,678,888	50%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	127,768,917	118,096,226	108,503,576	98,995,277	89,571,326	80,207,039	70,910,156	61,693,873	52,513,994	43,392,195	34,300,377	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	58,179,888	54,149,599	50,154,326	46,194,068	42,268,826	38,378,600	34,523,388	30,703,193	26,916,365	23,147,374	19,413,580	35%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	87,725,184	81,144,078	74,620,328	68,153,934	61,744,898	55,364,982	49,039,667	42,772,006	36,548,835	30,356,354	24,217,424	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	39,888,286	37,953,375	36,033,347	34,130,065	32,243,529	30,373,739	28,520,695	26,684,397	24,864,845	23,062,039	21,275,978	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	9,700,455	9,459,563	9,220,739	8,983,982	8,749,293	8,516,669	8,286,113	8,057,624	7,831,202	7,606,846	7,384,558	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	13,526,794	12,723,755	11,927,606	11,138,348	10,355,979	9,580,500	8,811,911	8,050,211	7,295,402	6,547,481	5,806,450	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	31,082,665	29,187,538	27,308,794	25,446,432	23,600,454	21,770,856	19,957,643	18,160,811	16,380,362	14,616,296	12,868,612	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	51,431,280	48,049,938	44,697,853	41,375,029	38,081,464	34,817,157	31,582,111	28,376,323	25,199,794	22,052,525	18,934,514	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	74,937,922	69,610,133	64,313,668	59,063,696	53,860,215	48,703,227	43,592,731	38,528,727	33,511,216	28,540,197	23,615,670	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	19,424,313	18,193,809	16,973,946	15,764,724	14,566,144	13,378,206	12,200,910	11,034,255	9,878,242	8,732,871	7,598,140	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	54,058,023	50,676,644	47,324,524	44,001,663	40,708,061	37,443,719	34,208,635	31,002,810	27,826,245	24,678,939	21,560,892	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	106,864,094	99,067,317	91,338,499	83,651,300	76,012,381	68,414,582	60,857,386	53,304,870	45,757,273	38,270,837	30,854,584	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	36,602,543	34,228,988	31,870,862	29,533,314	27,216,342	24,919,947	22,644,129	20,388,888	18,154,224	15,940,137	13,746,626	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	99,634,774	92,005,168	84,467,048	77,039,748	69,723,268	62,493,846	55,361,517	48,324,919	41,369,341	34,525,990	27,794,864	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	18,986,263	17,948,442	16,925,270	15,916,746	14,922,872	13,943,645	12,979,068	12,029,139	11,093,859	10,173,227	9,267,245	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	73,189,540	68,068,858	62,984,006	57,935,581	52,931,786	47,972,624	43,058,095	38,188,198	33,362,933	28,582,300	23,846,300	35%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	74,250,634	69,129,952	64,053,744	59,012,864	54,009,070	49,049,908	44,135,379	39,265,482	34,440,217	29,659,585	24,923,584	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	53,897,291	50,630,204	47,391,380	44,180,818	40,998,519	37,844,483	34,718,708	31,621,198	28,551,950	25,510,964	22,498,240	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	103,313,396	95,051,864	86,859,113	78,688,300	70,558,063	62,448,794	54,337,229	46,200,067	38,102,427	30,080,430	22,134,078	30%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	143,924,917	134,490,296	125,123,822	115,839,057	106,636,000	97,514,652	88,466,646	79,475,933	70,567,238	61,717,542	52,930,280	50%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	9,362,914	9,041,726	8,723,294	8,407,619	8,094,699	7,784,535	7,477,126	7,172,473	6,870,577	6,571,437	6,275,052	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	106,295,801	99,923,942	93,607,523	87,346,542	81,141,002	74,990,901	68,896,239	62,857,017	56,873,235	50,944,892	45,071,988	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	67,616,996	63,533,050	59,484,158	55,470,320	51,491,536	47,543,314	43,628,662	39,749,121	35,904,692	32,095,374	28,321,167	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	112,185,368	103,945,072	95,757,044	87,609,703	79,522,304	71,458,915	63,468,395	55,550,742	47,705,956	39,934,038	32,234,987	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	352,984,162	326,822,236	300,885,455	275,176,709	249,578,180	224,203,481	198,922,184	173,781,234	148,709,647	123,636,339	98,425,609	35%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	11,576,618	10,826,555	10,082,977	9,345,884	8,615,277	7,891,155	7,173,519	6,462,369	5,757,703	5,059,524	4,367,829	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	20,277,119	19,037,108	17,807,741	16,589,014	15,380,929	14,183,485	12,996,684	11,820,524	10,655,006	9,500,129	8,355,895	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	89,054,639	82,302,549	75,609,320	68,974,951	62,371,963	55,825,944	49,339,065	42,881,371	36,474,725	30,127,584	23,802,265	50%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	90,241,468	83,459,280	76,735,846	70,071,551	63,453,924	56,868,764	50,343,110	43,876,959	37,470,313	31,123,171	24,813,043	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	38,464,135	36,048,480	33,653,718	31,279,845	28,926,865	26,594,777	24,283,580	21,993,275	19,723,860	17,475,337	15,247,705	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	87,480,536	81,108,677	74,792,257	68,531,278	62,325,737	56,175,635	50,080,974	44,041,752	38,057,969	32,097,824	26,188,819	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	17,154,366	15,959,303	14,774,598	13,600,249	12,436,258	11,282,623	10,139,346	9,006,426	7,881,011	6,763,299	5,655,999	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	20,021,170	18,626,920	17,244,754	15,874,670	14,516,670	13,170,753	11,836,919	10,515,169	9,202,291	7,898,284	6,606,423	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	13,189,726	12,240,022	11,298,567	10,365,361	9,440,404	8,523,696	7,613,796	6,709,232	5,812,959	4,924,977	4,045,285	50%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	15,836,963	14,697,306	13,567,548	12,447,689	11,337,728	10,237,666	9,145,915	8,060,426	6,984,886	5,919,295	4,863,652	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	18,484,200	17,154,591	15,836,529	14,530,016	13,235,051	11,951,636	10,678,033	9,411,619	8,156,813	6,913,612	5,682,019	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	1,267,483	1,198,989	1,131,076	1,063,746	996,997	930,829	865,244	800,239	735,818	671,977	608,717	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,535,844	2,398,856	2,263,032	2,128,371	1,994,873	1,862,538	1,731,367	1,601,359	1,472,513	1,344,831	1,218,313	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	5,706,440	5,398,218	5,092,613	4,789,625	4,489,255	4,191,502	3,896,366	3,603,847	3,313,946	3,026,663	2,741,995	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	2,303,553	2,163,686	2,025,020	1,887,554	1,751,286	1,616,219	1,482,352	1,349,685	1,218,217	1,087,950	958,882	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	3,228,500	3,032,671	2,838,522	2,646,051	2,455,262	2,266,151	2,078,722	1,892,971	1,708,900	1,526,509	1,345,798	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	4,146,790	3,895,031	3,645,431	3,397,991	3,152,711	2,909,590	2,668,629	2,429,827	2,193,186	1,958,704	1,726,383	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	12,997,550	12,207,322	11,423,873	10,647,202	9,877,313	9,114,202	8,357,871	7,608,320	6,865,549	6,129,557	5,400,344	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	29,885,104	28,059,427	26,249,418	24,455,078	22,676,407	20,913,404	19,166,070	17,434,405	15,718,407	14,018,080	12,333,420	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	74,579,113	69,699,657	64,862,297	60,067,033	55,313,866	50,602,796	45,933,821	41,306,944	36,722,162	32,179,477	27,678,888	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	127,768,917	118,096,226	108,503,576	98,995,277	89,571,326	80,207,039	70,910,156	61,693,873	52,513,994	43,392,195	34,300,377	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	58,179,888	54,149,599	50,154,326	46,194,068	42,268,826	38,378,600	34,523,388	30,703,193	26,916,365	23,147,374	19,413,580	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	87,725,184	81,144,078	74,620,328	68,153,934	61,744,898	55,364,982	49,039,667	42,772,006	36,548,835	30,356,354	24,217,424	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	39,888,286	37,953,375	36,033,347	34,130,065	32,243,529	30,373,739	28,520,695	26,684,397	24,864,845	23,062,039	21,275,978	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	9,700,455	9,459,563	9,220,739	8,983,982	8,749,293	8,516,669	8,286,113	8,057,624	7,831,202	7,606,846	7,384,558	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	13,526,794	12,723,755	11,927,606	11,138,348	10,355,979	9,580,500	8,811,911	8,050,211	7,295,402	6,547,481	5,806,450	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	31,082,665	29,187,538	27,308,794	25,446,432	23,600,454	21,770,856	19,957,643	18,160,811	16,380,362	14,616,296	12,868,612	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	51,431,280	48,049,938	44,697,853	41,375,029	38,081,464	34,817,157	31,582,111	28,376,323	25,199,794	22,052,525	18,934,514	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	74,937,922	69,610,133	64,313,668	59,063,696	53,860,215	48,703,227	43,592,731	38,528,727	33,511,216	28,540,197	23,615,670	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	19,424,313	18,193,809	16,973,946	15,764,724	14,566,144	13,378,206	12,200,910	11,034,255	9,878,242	8,732,871	7,598,140	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	54,058,023	50,676,644	47,324,524	44,001,663	40,708,061	37,443,719	34,208,635	31,002,810	27,826,245	24,678,939	21,560,892	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	106,864,094	99,067,317	91,338,499	83,651,300	76,012,381	68,414,582	60,857,386	53,304,870	45,757,273	38,270,837	30,854,584	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	36,602,543	34,228,988	31,870,862	29,533,314	27,216,342	24,919,947	22,644,129	20,388,888	18,154,224	15,940,137	13,746,626	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	99,634,774	92,005,168	84,467,048	77,039,748	69,723,268	62,493,846	55,361,517	48,324,919	41,369,341	34,525,990	27,794,864	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	18,986,263	17,948,442	16,925,270	15,916,746	14,922,872	13,943,645	12,979,068	12,029,139	11,093,859	10,173,227	9,267,245	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	73,189,540	68,068,858	62,984,006	57,935,581	52,931,786	47,972,624	43,058,095	38,188,198	33,362,933	28,582,300	23,846,300	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	74,250,634	69,129,952	64,053,744	59,012,864	54,009,070	49,049,908	44,135,379	39,265,482	34,440,217	29,659,585	24,923,584	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	53,897,291	50,630,204	47,391,380	44,180,818	40,998,519	37,844,483	34,718,708	31,621,198	28,551,950	25,510,964	22,498,240	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	103,313,396	95,051,864	86,859,113	78,688,300	70,558,063	62,448,794	54,337,229	46,200,067	38,102,427	30,080,430	22,134,078	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	143,924,917	134,490,296	125,123,822	115,839,057	106,636,000	97,514,652	88,466,646	79,475,933	70,567,238	61,717,542	52,930,280	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	9,362,914	9,041,726	8,723,294	8,407,619	8,094,699	7,784,535	7,477,126	7,172,473	6,870,577	6,571,437	6,275,052	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	106,295,801	99,923,942	93,607,523	87,346,542	81,141,002	74,990,901	68,896,239	62,857,017	56,873,235	50,944,892	45,071,988	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	67,616,996	63,533,050	59,484,158	55,470,320	51,491,536	47,543,314	43,628,662	39,749,121	35,904,692	32,095,374	28,321,167	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	112,185,368	103,945,072	95,757,044	87,609,703	79,522,304	71,458,915	63,468,395	55,550,742	47,705,956	39,934,038	32,234,987	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	352,984,162	326,822,236	300,885,455	275,176,709	249,578,180	224,203,481	198,922,184	173,781,234	148,709,647	123,636,339	98,425,609	50%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	11,576,618	10,826,555	10,082,977	9,345,884	8,615,277	7,891,155	7,173,519	6,462,369	5,757,703	5,059,524	4,367,829	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	20,277,119	19,037,108	17,807,741	16,589,014	15,380,929	14,183,485	12,996,684	11,820,524	10,655,006	9,500,129	8,355,895	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	89,054,639	82,302,549	75,609,320	68,974,951	62,371,963	55,825,944	49,339,065	42,881,371	36,474,725	30,127,584	23,802,265	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	90,241,468	83,459,280	76,735,846	70,071,551	63,453,924	56,868,764	50,343,110	43,876,959	37,470,313	31,123,171	24,813,043	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	38,464,135	36,048,480	33,653,718	31,279,845	28,926,865	26,594,777	24,283,580	21,993,275	19,723,860	17,475,337	15,247,705	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	87,480,536	81,108,677	74,792,257	68,531,278	62,325,737	56,175,635	50,080,974	44,041,752	38,057,969	32,097,824	26,188,819	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	17,154,366	15,959,303	14,774,598	13,600,249	12,436,258	11,282,623	10,139,346	9,006,426	7,881,011	6,763,299	5,655,999	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	20,021,170	18,626,920	17,244,754	15,874,670	14,516,670	13,170,753	11,836,919	10,515,169	9,202,291	7,898,284	6,606,423	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	13,189,726	12,240,022	11,298,567	10,365,361	9,440,404	8,523,696	7,613,796	6,709,232	5,812,959	4,924,977	4,045,285	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	15,836,963	14,697,306	13,567,548	12,447,689	11,337,728	10,237,666	9,145,915	8,060,426	6,984,886	5,919,295	4,863,652	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	18,484,200	17,154,591	15,836,529	14,530,016	13,235,051	11,951,636	10,678,033	9,411,619	8,156,813	6,913,612	5,682,019	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	1,267,483	1,198,989	1,131,076	1,063,746	996,997	930,829	865,244	800,239	735,818	671,977	608,717	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,535,844	2,398,856	2,263,032	2,128,371	1,994,873	1,862,538	1,731,367	1,601,359	1,472,513	1,344,831	1,218,313	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	5,706,440	5,398,218	5,092,613	4,789,625	4,489,255	4,191,502	3,896,366	3,603,847	3,313,946	3,026,663	2,741,995	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	2,303,553	2,163,686	2,025,020	1,887,554	1,751,286	1,616,219	1,482,352	1,349,685	1,218,217	1,087,950	958,882	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	3,228,500	3,032,671	2,838,522	2,646,051	2,455,262	2,266,151	2,078,722	1,892,971	1,708,900	1,526,509	1,345,798	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	4,146,790	3,895,031	3,645,431	3,397,991	3,152,711	2,909,590	2,668,629	2,429,827	2,193,186	1,958,704	1,726,383	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	12,997,550	12,207,322	11,423,873	10,647,202	9,877,313	9,114,202	8,357,871	7,608,320	6,865,549	6,129,557	5,400,344	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	29,885,104	28,059,427	26,249,418	24,455,078	22,676,407	20,913,404	19,166,070	17,434,405	15,718,407	14,018,080	12,333,420	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	74,579,113	69,699,657	64,862,297	60,067,033	55,313,866	50,602,796	45,933,821	41,306,944	36,722,162	32,179,477	27,678,888	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	127,768,917	118,096,226	108,503,576	98,995,277	89,571,326	80,207,039	70,910,156	61,693,873	52,513,994	43,392,195	34,300,377	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	58,179,888	54,149,599	50,154,326	46,194,068	42,268,826	38,378,600	34,523,388	30,703,193	26,916,365	23,147,374	19,413,580	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	87,725,184	81,144,078	74,620,328	68,153,934	61,744,898	55,364,982	49,039,667	42,772,006	36,548,835	30,356,354	24,217,424	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	39,888,286	37,953,375	36,033,347	34,130,065	32,243,529	30,373,739	28,520,695	26,684,397	24,864,845	23,062,039	21,275,978	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	9,700,455	9,459,563	9,220,739	8,983,982	8,749,293	8,516,669	8,286,113	8,057,624	7,831,202	7,606,846	7,384,558	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	13,526,794	12,723,755	11,927,606	11,138,348	10,355,979	9,580,500	8,811,911	8,050,211	7,295,402	6,547,481	5,806,450	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	31,082,665	29,187,538	27,308,794	25,446,432	23,600,454	21,770,856	19,957,643	18,160,811	16,380,362	14,616,296	12,868,612	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	51,431,280	48,049,938	44,697,853	41,375,029	38,081,464	34,817,157	31,582,111	28,376,323	25,199,794	22,052,525	18,934,514	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	74,937,922	69,610,133	64,313,668	59,063,696	53,860,215	48,703,227	43,592,731	38,528,727	33,511,216	28,540,197	23,615,670	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	19,424,313	18,193,809	16,973,946	15,764,724	14,566,144	13,378,206	12,200,910	11,034,255	9,878,242	8,732,871	7,598,140	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	54,058,023	50,676,644	47,324,524	44,001,663	40,708,061	37,443,719	34,208,635	31,002,810	27,826,245	24,678,939	21,560,892	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	106,864,094	99,067,317	91,338,499	83,651,300	76,012,381	68,414,582	60,857,386	53,304,870	45,757,273	38,270,837	30,854,584	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	36,602,543	34,228,988	31,870,862	29,533,314	27,216,342	24,919,947	22,644,129	20,388,888	18,154,224	15,940,137	13,746,626	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	99,634,774	92,005,168	84,467,048	77,039,748	69,723,268	62,493,846	55,361,517	48,324,919	41,369,341	34,525,990	27,794,864	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	18,986,263	17,948,442	16,925,270	15,916,746	14,922,872	13,943,645	12,979,068	12,029,139	11,093,859	10,173,227	9,267,245	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	73,189,540	68,068,858	62,984,006	57,935,581	52,931,786	47,972,624	43,058,095	38,188,198	33,362,933	28,582,300	23,846,300	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	74,250,634	69,129,952	64,053,744	59,012,864	54,009,070	49,049,908	44,135,379	39,265,482	34,440,217	29,659,585	24,923,584	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	53,897,291	50,630,204	47,391,380	44,180,818	40,998,519	37,844,483	34,718,708	31,621,198	28,551,950	25,510,964	22,498,240	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	103,313,396	95,051,864	86,859,113	78,688,300	70,558,063	62,448,794	54,337,229	46,200,067	38,102,427	30,080,430	22,134,078	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	143,924,917	134,490,296	125,123,822	115,839,057	106,636,000	97,514,652	88,466,646	79,475,933	70,567,238	61,717,542	52,930,280	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	9,362,914	9,041,726	8,723,294	8,407,619	8,094,699	7,784,535	7,477,126	7,172,473	6,870,577	6,571,437	6,275,052	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	106,295,801	99,923,942	93,607,523	87,346,542	81,141,002	74,990,901	68,896,239	62,857,017	56,873,235	50,944,892	45,071,988	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	67,616,996	63,533,050	59,484,158	55,470,320	51,491,536	47,543,314	43,628,662	39,749,121	35,904,692	32,095,374	28,321,167	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	112,185,368	103,945,072	95,757,044	87,609,703	79,522,304	71,458,915	63,468,395	55,550,742	47,705,956	39,934,038	32,234,987	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	352,984,162	326,822,236	300,885,455	275,176,709	249,578,180	224,203,481	198,922,184	173,781,234	148,709,647	123,636,339	98,425,609	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	11,576,618	10,826,555	10,082,977	9,345,884	8,615,277	7,891,155	7,173,519	6,462,369	5,757,703	5,059,524	4,367,829	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	20,277,119	19,037,108	17,807,741	16,589,014	15,380,929	14,183,485	12,996,684	11,820,524	10,655,006	9,500,129	8,355,895	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	89,054,639	82,302,549	75,609,320	68,974,951	62,371,963	55,825,944	49,339,065	42,881,371	36,474,725	30,127,584	23,802,265	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	90,241,468	83,459,280	76,735,846	70,071,551	63,453,924	56,868,764	50,343,110	43,876,959	37,470,313	31,123,171	24,813,043	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	38,464,135	36,048,480	33,653,718	31,279,845	28,926,865	26,594,777	24,283,580	21,993,275	19,723,860	17,475,337	15,247,705	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	87,480,536	81,108,677	74,792,257	68,531,278	62,325,737	56,175,635	50,080,974	44,041,752	38,057,969	32,097,824	26,188,819	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	17,154,366	15,959,303	14,774,598	13,600,249	12,436,258	11,282,623	10,139,346	9,006,426	7,881,011	6,763,299	5,655,999	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	20,021,170	18,626,920	17,244,754	15,874,670	14,516,670	13,170,753	11,836,919	10,515,169	9,202,291	7,898,284	6,606,423	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	13,189,726	12,240,022	11,298,567	10,365,361	9,440,404	8,523,696	7,613,796	6,709,232	5,812,959	4,924,977	4,045,285	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	15,836,963	14,697,306	13,567,548	12,447,689	11,337,728	10,237,666	9,145,915	8,060,426	6,984,886	5,919,295	4,863,652	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	18,484,200	17,154,591	15,836,529	14,530,016	13,235,051	11,951,636	10,678,033	9,411,619	8,156,813	6,913,612	5,682,019	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	1,267,483	1,198,989	1,131,076	1,063,746	996,997	930,829	865,244	800,239	735,818	671,977	608,717	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,535,844	2,398,856	2,263,032	2,128,371	1,994,873	1,862,538	1,731,367	1,601,359	1,472,513	1,344,831	1,218,313	50%
3	Low density housing scheme (9 houses)	9	£113,500	5,706,440	5,398,218	5,092,613	4,789,625	4,489,255	4,191,502	3,896,366	3,603,847	3,313,946	3,026,663	2,741,995	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	2,303,553	2,163,686	2,025,020	1,887,554	1,751,286	1,616,219	1,482,352	1,349,685	1,218,217	1,087,950	958,882	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	3,228,500	3,032,671	2,838,522	2,646,051	2,455,262	2,266,151	2,078,722	1,892,971	1,708,900	1,526,509	1,345,798	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	4,146,790	3,895,031	3,645,431	3,397,991	3,152,711	2,909,590	2,668,629	2,429,827	2,193,186	1,958,704	1,726,383	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	12,997,550	12,207,322	11,423,873	10,647,202	9,877,313	9,114,202	8,357,871	7,608,320	6,865,549	6,129,557	5,400,344	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	29,885,104	28,059,427	26,249,418	24,455,078	22,676,407	20,913,404	19,166,070	17,434,405	15,718,407	14,018,080	12,333,420	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	74,579,113	69,699,657	64,862,297	60,067,033	55,313,866	50,602,796	45,933,821	41,306,944	36,722,162	32,179,477	27,678,888	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	127,768,917	118,096,226	108,503,576	98,995,277	89,571,326	80,207,039	70,910,156	61,693,873	52,513,994	43,392,195	34,300,377	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	58,179,888	54,149,599	50,154,326	46,194,068	42,268,826	38,378,600	34,523,388	30,703,193	26,916,365	23,147,374	19,413,580	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	87,725,184	81,144,078	74,620,328	68,153,934	61,744,898	55,364,982	49,039,667	42,772,006	36,548,835	30,356,354	24,217,424	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	39,888,286	37,953,375	36,033,347	34,130,065	32,243,529	30,373,739	28,520,695	26,684,397	24,864,845	23,062,039	21,275,978	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	9,700,455	9,459,563	9,220,739	8,983,982	8,749,293	8,516,669	8,286,113	8,057,624	7,831,202	7,606,846	7,384,558	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	13,526,794	12,723,755	11,927,606	11,138,348	10,355,979	9,580,500	8,811,911	8,050,211	7,295,402	6,547,481	5,806,450	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	31,082,665	29,187,538	27,308,794	25,446,432	23,600,454	21,770,856	19,957,643	18,160,811	16,380,362	14,616,296	12,868,612	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	51,431,280	48,049,938	44,697,853	41,375,029	38,081,464	34,817,157	31,582,111	28,376,323	25,199,794	22,052,525	18,934,514	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	74,937,922	69,610,133	64,313,668	59,063,696	53,860,215	48,703,227	43,592,731	38,528,727	33,511,216	28,540,197	23,615,670	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	19,424,313	18,193,809	16,973,946	15,764,724	14,566,144	13,378,206	12,200,910	11,034,255	9,878,242	8,732,871	7,598,140	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	54,058,023	50,676,644	47,324,524	44,001,663	40,708,061	37,443,719	34,208,635	31,002,810	27,826,245	24,678,939	21,560,892	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	106,864,094	99,067,317	91,338,499	83,651,300	76,012,381	68,414,582	60,857,386	53,304,870	45,757,273	38,270,837	30,854,584	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	36,602,543	34,228,988	31,870,862	29,533,314	27,216,342	24,919,947	22,644,129	20,388,888	18,154,224	15,940,137	13,746,626	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	99,634,774	92,005,168	84,467,048	77,039,748	69,723,268	62,493,846	55,361,517	48,324,919	41,369,341	34,525,990	27,794,864	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	18,986,263	17,948,442	16,925,270	15,916,746	14,922,872	13,943,645	12,979,068	12,029,139	11,093,859	10,173,227	9,267,245	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	73,189,540	68,068,858	62,984,006	57,935,581	52,931,786	47,972,624	43,058,095	38,188,198	33,362,933	28,582,300	23,846,300	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	74,250,634	69,129,952	64,053,744	59,012,864	54,009,070	49,049,908	44,135,379	39,265,482	34,440,217	29,659,585	24,923,584	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	53,897,291	50,630,204	47,391,380	44,180,818	40,998,519	37,844,483	34,718,708	31,621,198	28,551,950	25,510,964	22,498,240	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	103,313,396	95,051,864	86,859,113	78,688,300	70,558,063	62,448,794	54,337,229	46,200,067	38,102,427	30,080,430	22,134,078	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	143,924,917	134,490,296	125,123,822	115,839,057	106,636,000	97,514,652	88,466,646	79,475,933	70,567,238	61,717,542	52,930,280	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	9,362,914	9,041,726	8,723,294	8,407,619	8,094,699	7,784,535	7,477,126	7,172,473	6,870,577	6,571,437	6,275,052	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	106,295,801	99,923,942	93,607,523	87,346,542	81,141,002	74,990,901	68,896,239	62,857,017	56,873,235	50,944,892	45,071,988	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	67,616,996	63,533,050	59,484,158	55,470,320	51,491,536	47,543,314	43,628,662	39,749,121	35,904,692	32,095,374	28,321,167	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	112,185,368	103,945,072	95,757,044	87,609,703	79,522,304	71,458,915	63,468,395	55,550,742	47,705,956	39,934,038	32,234,987	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	352,984,162	326,822,236	300,885,455	275,176,709	249,578,180	224,203,481	198,922,184	173,781,234	148,709,647	123,636,339	98,425,609	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	11,576,618	10,826,555	10,082,977	9,345,884	8,615,277	7,891,155	7,173,519	6,462,369	5,757,703	5,059,524	4,367,829	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	20,277,119	19,037,108	17,807,741	16,589,014	15,380,929	14,183,485	12,996,684	11,820,524	10,655,006	9,500,129	8,355,895	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	89,054,639	82,302,549	75,609,320	68,974,951	62,371,963	55,825,944	49,339,065	42,881,371	36,474,725	30,127,584	23,802,265	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	90,241,468	83,459,280	76,735,846	70,071,551	63,453,924	56,868,764	50,343,110	43,876,959	37,470,313	31,123,171	24,813,043	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	38,464,135	36,048,480	33,653,718	31,279,845	28,926,865	26,594,777	24,283,580	21,993,275	19,723,860	17,475,337	15,247,705	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	87,480,536	81,108,677	74,792,257	68,531,278	62,325,737	56,175,635	50,080,974	44,041,752	38,057,969	32,097,824	26,188,819	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,019,347	17,942,526	16,865,705	15,788,883	14,712,062	13,635,241	12,558,419	11,481,599	10,404,777	9,327,956	8,251,135	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	17,154,366	15,959,303	14,774,598	13,600,249	12,436,258	11,282,623	10,139,346	9,006,426	7,881,011	6,763,299	5,655,999	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	20,021,170	18,626,920	17,244,754	15,874,670	14,516,670	13,170,753	11,836,919	10,515,169	9,202,291	7,898,284	6,606,423	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 304,135	- 304,071	- 304,007	- 303,943	- 303,880	- 303,815	- 303,752	- 303,688	- 303,624	- 303,560	- 303,497	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	13,189,726	12,240,022	11,298,567	10,365,361	9,440,404	8,523,696	7,613,796	6,709,232	5,812,959	4,924,977	4,045,285	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	15,836,963	14,697,306	13,567,548	12,447,689	11,337,728	10,237,666	9,145,915	8,060,426	6,984,886	5,919,295	4,863,652	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	18,484,200	17,154,591	15,836,529	14,530,016	13,235,051	11,951,636	10,678,033	9,411,619	8,156,813	6,913,612	5,682,019	50%

Appendix 13 - Appraisal results – 70% social rent, 30% shared ownership (BTR)

Note: the affordable housing requiremetns have been tested alongside the following other policies:

10% Aff WS (20% discount, 50% in NE)
EV charging
BNG
Accessibility
NZC 5%
UGF

BLV 1

70% Social Rent, 30% Shared Ownership

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	0%	0%	5%	15%	20%	20%
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	0%	0%	5%	15%	20%	20%
3	Low density housing scheme (9 houses)	9	0.23	0%	0%	0%	0%	0%	5%	15%	20%	20%
4	Medium density flatted sheme (5 flats)	5	0.03	5%	20%	30%	40%	45%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	15%	25%	35%	45%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	5%	20%	30%	40%	45%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	15%	25%	35%	45%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	5%	20%	35%	40%	45%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	0%	0%	5%	20%	25%	35%	40%	45%	45%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	0%	5%	15%	25%	30%	35%	35%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	0%	0%	0%	10%	15%	20%	20%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	0%	0%	15%	20%	30%	35%	30%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	0%	10%	20%	30%	35%	40%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	0%	15%	25%	35%	40%	45%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	20%	35%	40%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	0%	0%	15%	25%	35%	40%	45%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	0%	15%	25%	35%	40%	45%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	5%	15%	25%	35%	40%	45%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	5%	20%	30%	40%	45%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	0%	5%	15%	25%	30%	40%	45%	40%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	0%	15%	25%	35%	40%	45%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	0%	10%	25%	30%	40%	45%	50%	45%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	0%	0%	0%	5%	15%	25%	30%	25%	25%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	0%	0%	0%	10%	20%	25%	20%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	0%	0%	5%	15%	25%	30%	35%	35%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	10%	25%	35%	40%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	0%	0%	5%	15%	20%	15%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	0%	0%	5%	20%	25%	35%	40%	45%	45%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	5%	15%	20%	30%	35%	35%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	0%	0%	10%	20%	30%	35%	40%	45%	45%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	0%	5%	20%	30%	35%	40%	45%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	0%	10%	20%	30%	35%	40%	45%	45%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	0%	10%	20%	25%	20%
35	High density mixed use flatted scheme (30 flats)	30	0.08	10%	25%	35%	45%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	5%	20%	30%	35%	40%	45%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	0%	10%	20%	30%	35%	40%	45%	45%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	0%	10%	20%	30%	35%	40%	45%	45%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	0%	10%	20%	30%	40%	45%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	0%	0%	15%	25%	35%	40%	45%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	0%	5%	20%	30%	35%	45%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	0%	10%	25%	35%	40%	45%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	0%	0%	10%	20%	30%	35%	40%	45%	45%
47	High density extracare flatted scheme (60 flats)	60	0.20	0%	0%	15%	25%	35%	40%	45%	50%	45%
48	High density extracare flatted scheme (70 flats)	70	0.20	0%	5%	20%	30%	35%	40%	45%	50%	50%

BLV 2

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	5%	20%	25%	35%	40%	45%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	0%	5%	20%	25%	35%	40%	45%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	0%	5%	20%	25%	35%	40%	45%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	25%	35%	45%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	30%	40%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	25%	35%	45%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	30%	40%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	25%	40%	45%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	0%	15%	25%	35%	40%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	10%	20%	30%	35%	40%	45%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	0%	10%	20%	30%	35%	40%	40%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	5%	20%	25%	35%	40%	45%	45%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	25%	35%	45%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	25%	35%	45%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	35%	45%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	0%	20%	30%	40%	45%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	10%	25%	35%	40%	45%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	5%	20%	30%	40%	45%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	15%	30%	40%	45%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	0%	15%	25%	35%	40%	45%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	15%	30%	40%	45%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	10%	25%	30%	40%	45%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	15%	30%	40%	45%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	0%	15%	20%	30%	35%	40%	40%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	0%	15%	25%	30%	40%	45%	50%	45%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	25%	35%	45%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	5%	15%	25%	30%	35%	30%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	0%	15%	25%	35%	40%	45%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	5%	20%	30%	40%	45%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	15%	30%	40%	45%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	5%	20%	30%	35%	45%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	10%	20%	30%	35%	40%	35%
35	High density mixed use flatted scheme (30 flats)	30	0.08	20%	35%	45%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	15%	30%	40%	45%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	5%	20%	30%	35%	45%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	5%	20%	30%	40%	45%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	10%	25%	35%	40%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	0%	10%	25%	35%	40%	45%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	5%	20%	30%	40%	45%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	5%	20%	35%	40%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	0%	10%	20%	30%	40%	45%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	0%	15%	25%	35%	40%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	0%	15%	30%	35%	45%	50%	50%	50%	50%

BLV 3

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	20%	35%	40%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	0%	20%	30%	40%	45%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	0%	10%	25%	35%	40%	45%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	5%	20%	30%	40%	45%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	15%	30%	40%	45%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	0%	0%	15%	25%	35%	40%	45%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	15%	30%	40%	45%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	0%	10%	25%	30%	40%	45%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	15%	30%	40%	45%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	0%	15%	20%	30%	35%	40%	40%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	15%	25%	30%	40%	45%	50%	45%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	25%	35%	45%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	0%	0%	5%	15%	25%	30%	35%	30%
14	Intensification scheme (industrial with 9 flats)	9	0.29	0%	15%	25%	35%	40%	45%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	5%	20%	30%	40%	45%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	15%	30%	40%	45%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	5%	20%	30%	35%	45%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	0%	0%	10%	20%	30%	35%	40%	35%
20	High density mixed use flatted scheme (150 flats)	150	0.48	20%	35%	45%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	15%	30%	40%	45%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	0%	5%	20%	30%	35%	45%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	5%	20%	30%	40%	45%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	10%	25%	35%	40%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	10%	25%	35%	40%	45%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	50%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	5%	20%	30%	40%	45%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	5%	20%	35%	40%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	0%	10%	20%	30%	40%	45%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	0%	15%	25%	35%	40%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	15%	30%	35%	45%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	High density mixed use flatted scheme (30 flats)	30	0.08	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	0%	0%	0%	0%	0%	0%	0%	0%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	0%	0%	0%	0%	0%	0%	0%	0%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	0%	0%	0%	0%	0%	0%	0%	0%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	20%	35%	40%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	20%	35%	40%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	20%	35%	40%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	35%	45%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	35%	45%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	35%	45%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	10%	25%	35%	45%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	0%	5%	20%	30%	35%	40%	45%	50%	50%

BLV 4

				Maximum affordable housing percentages in each value zone (values per square metre)								
LP Ref	Site		Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
4	Medium density flatted sheme (5 flats)	5	0.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	35%	45%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	5%	20%	30%	40%	45%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	20%	35%	45%	50%	50%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	20%	30%	40%	45%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	30%	40%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	10%	25%	35%	45%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	35%	45%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	35%	45%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	5%	20%	30%	40%	45%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	45%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	10%	25%	35%	45%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	15%	30%	40%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	25%	35%	45%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	15%	25%	35%	45%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	35%	45%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	50%	50%	50%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	50%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	5%	20%	35%	40%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	5%	20%	35%	40%	50%	50%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	35%	45%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	50%	50%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	5%	20%	30%	40%	45%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	10%	25%	35%	45%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	35%	45%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	10%	25%	35%	45%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	25%	35%	45%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	25%	35%	45%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	0%	0%	0%	0%	0%	0%	0%	0%	0%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	20%	30%	40%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	20%	30%	40%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	20%	30%	40%	50%	50%	50%	50%	50%	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £8,030 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	423,965	399,490	375,117	350,849	326,684	302,622	278,665	254,812	231,062	207,416	183,873	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	848,810	799,857	751,113	702,576	654,246	606,124	558,209	510,502	463,003	415,710	368,626	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	1,910,612	1,800,470	1,690,795	1,581,587	1,472,845	1,364,571	1,256,763	1,149,422	1,042,547	936,140	830,200	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	587,072	537,575	488,290	439,216	390,355	341,707	293,272	245,048	197,036	149,237	101,651	5%
5	Medium density flatted scheme (7 flats)	7	£617,503	824,991	755,686	686,680	617,971	549,559	481,444	413,627	346,108	278,885	211,960	145,332	15%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,057,127	968,030	879,316	790,985	703,036	615,469	528,284	441,481	355,061	269,023	183,367	5%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	3,228,236	2,949,928	2,672,814	2,396,895	2,122,171	1,848,642	1,576,307	1,305,167	1,035,223	766,473	498,918	15%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	7,083,481	6,449,072	5,817,389	5,188,433	4,562,203	3,938,699	3,317,922	2,699,871	2,084,546	1,471,947	862,075	5%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	12,806,708	11,138,874	9,478,263	7,816,287	6,154,274	4,499,552	2,852,123	1,211,986	-439,281	-2,112,248	-3,777,711	0%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	5,413,264	1,915,458	-1,622,316	-5,178,980	-8,769,990	-12,366,112	-15,987,634	-19,657,374	-23,315,836	-26,957,737	-30,583,077	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	7,535,666	6,145,852	4,762,113	3,384,446	2,012,853	646,423	-742,811	-2,135,657	-3,522,252	-4,921,054	-6,319,461	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	3,088,733	790,405	-1,532,437	-3,865,213	-6,215,852	-8,571,333	-10,942,193	-13,343,835	-15,739,348	-18,124,000	-20,497,792	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	12,764,590	12,095,726	11,429,764	10,766,704	10,106,544	9,449,285	8,794,928	8,143,472	7,494,918	6,849,264	6,206,511	0%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	6,600,008	6,515,382	6,431,118	6,347,218	6,263,681	6,180,509	6,097,699	6,015,252	5,933,168	5,851,448	5,770,091	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	3,731,543	3,449,425	3,168,519	2,888,824	2,610,340	2,333,067	2,057,005	1,782,155	1,508,515	1,236,085	964,868	0%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	7,622,899	6,960,117	6,300,209	5,643,173	4,989,011	4,337,722	3,689,305	3,043,762	2,401,092	1,761,294	1,124,371	20%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	7,762,562	6,595,412	5,433,333	4,276,325	3,124,388	1,966,058	810,838	-344,426	-1,506,854	-2,670,435	-3,841,652	0%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	5,631,235	3,749,015	1,866,261	-8,342	-1,922,683	-3,836,640	-5,760,636	-7,689,618	-9,644,722	-11,592,830	-13,532,105	0%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	3,363,620	2,936,126	2,508,130	2,081,998	1,657,733	1,235,330	814,793	396,120	-21,005	-442,279	-861,660	0%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	8,633,734	7,466,568	6,304,473	5,147,450	3,995,497	2,848,616	1,695,207	545,103	-609,024	-1,766,257	-2,930,155	5%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	4,766,149	1,953,267	-892,052	-3,754,506	-6,647,431	-9,540,617	-12,459,658	-15,412,471	-18,361,213	-21,296,613	-24,218,674	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	7,551,279	6,726,958	5,906,215	5,089,050	4,275,463	3,465,454	2,659,023	1,856,170	1,056,895	261,199	-547,412	0%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	6,345,162	4,084,885	1,818,807	-434,128	-2,711,507	-4,986,038	-7,260,581	-9,533,165	-11,828,580	-14,103,235	-16,356,885	0%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	6,621,644	6,316,937	6,014,743	5,715,063	5,417,897	5,123,245	4,831,107	4,541,482	4,254,371	3,969,774	3,687,691	0%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	7,783,789	6,018,063	4,260,048	2,503,333	738,429	-1,034,208	-2,810,180	-4,578,223	-6,368,263	-8,150,676	-9,925,022	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	9,744,072	7,978,346	6,220,331	4,470,030	2,727,439	971,529	-789,619	-2,557,661	-4,317,773	-6,099,285	-7,873,631	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	11,536,555	10,409,888	9,288,113	8,171,229	7,059,235	5,950,185	4,838,627	3,732,003	2,630,313	1,533,556	441,732	10%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	-441,430	-3,526,331	-6,635,508	-9,759,131	-12,902,507	-16,080,122	-19,304,262	-22,513,842	-25,708,863	-28,889,325	-32,055,228	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	25,184,355	21,818,487	18,467,237	15,122,534	11,767,146	8,426,523	5,075,088	1,724,407	-1,671,107	-5,105,884	-8,572,737	0%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	4,988,578	4,875,743	4,763,392	4,651,525	4,540,144	4,429,246	4,318,832	4,208,904	4,099,459	3,990,499	3,882,023	0%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	22,884,079	20,684,705	18,494,953	16,314,823	14,144,316	11,983,376	9,814,018	7,654,365	5,504,418	3,351,471	1,197,290	0%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	16,168,661	14,763,305	13,363,992	11,970,722	10,583,495	9,194,472	7,809,901	6,431,416	5,059,017	3,692,703	2,332,474	0%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	5,902,692	2,961,889	10,567	-2,972,416	-5,985,845	-8,992,170	-12,032,896	-15,094,909	-18,166,463	-21,224,114	-24,267,861	0%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	21,029,501	11,411,170	1,752,257	-8,034,042	-17,937,101	-27,890,487	-37,939,082	-48,128,305	-58,411,217	-68,647,595	-78,837,440	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	1,969,029	1,707,462	1,447,030	1,187,732	929,568	672,540	416,645	161,884	-93,142	-349,487	-604,680	10%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	4,826,604	4,396,307	3,967,859	3,541,258	3,116,506	2,693,604	2,272,550	1,852,438	1,431,488	1,012,403	595,183	0%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	3,755,854	1,346,008	-1,076,413	-3,537,123	-5,986,936	-8,461,263	-10,933,913	-13,438,963	-15,932,723	-18,415,194	-20,886,376	0%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	5,588,451	3,178,605	779,336	-1,648,175	-4,097,988	-6,543,494	-9,012,623	-11,491,931	-13,985,692	-16,468,163	-18,939,345	0%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	6,568,895	5,731,115	4,896,969	4,066,459	3,239,583	2,416,342	1,594,333	768,742	-53,983	-884,704	-1,711,690	0%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	6,898,778	4,656,268	2,423,573	180,212	-2,094,761	-4,362,382	-6,656,183	-8,941,697	-11,258,407	-13,564,660	-15,860,454	0%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	2,355,856	1,940,638	1,527,226	1,114,615	700,025	287,262	-125,562	-540,913	-954,410	-1,366,051	-1,775,838	0%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	2,756,083	2,271,659	1,789,341	1,308,072	824,379	342,818	-138,697	-623,278	-1,105,695	-1,585,948	-2,064,037	0%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	1,435,720	1,106,373	774,672	444,396	115,574	-215,026	-545,915	-875,329	-1,203,267	-1,529,730	-1,854,717	0%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	1,731,966	1,336,744	938,837	542,501	147,909	-248,677	-645,748	-1,041,051	-1,434,581	-1,826,342	-2,216,331	0%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	2,028,212	1,567,115	1,103,001	640,606	180,244	-282,327	-745,581	-1,206,771	-1,665,895	-2,122,953	-2,577,947	0%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	423,965	399,490	375,117	350,849	326,684	302,622	278,665	254,812	231,062	207,416	183,873	0%
2	Low density housing scheme (4 houses)	4	£917,161	848,810	799,857	751,113	702,576	654,246	606,124	558,209	510,502	463,003	415,710	368,626	0%
3	Low density housing scheme (9 houses)	9	£2,081,956	1,910,612	1,800,470	1,690,795	1,581,587	1,472,845	1,364,571	1,256,763	1,149,422	1,042,547	936,140	830,200	0%
4	Medium density flatted sheme (5 flats)	5	£305,720	587,072	537,575	488,290	439,216	390,355	341,707	293,272	245,048	197,036	149,237	101,651	25%
5	Medium density flatted scheme (7 flats)	7	£366,865	824,991	755,686	686,680	617,971	549,559	481,444	413,627	346,108	278,885	211,960	145,332	30%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,057,127	968,030	879,316	790,985	703,036	615,469	528,284	441,481	355,061	269,023	183,367	25%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	3,228,236	2,949,928	2,672,814	2,396,895	2,122,171	1,848,642	1,576,307	1,305,167	1,035,223	766,473	498,918	30%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	7,083,481	6,449,072	5,817,389	5,188,433	4,562,203	3,938,699	3,317,922	2,699,871	2,084,546	1,471,947	862,075	25%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	12,806,708	11,138,874	9,478,263	7,816,287	6,154,274	4,499,552	2,852,123	1,211,986	-439,281	-2,112,248	-3,777,711	0%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	5,413,264	1,915,458	-1,622,316	-5,178,980	-8,769,990	-12,366,112	-15,987,634	-19,657,374	-23,315,836	-26,957,737	-30,583,077	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	7,535,666	6,145,852	4,762,113	3,384,446	2,012,853	646,423	-742,811	-2,135,657	-3,522,252	-4,921,054	-6,319,461	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	3,088,733	790,405	-1,532,437	-3,865,213	-6,215,852	-8,571,333	-10,942,193	-13,343,835	-15,739,348	-18,124,000	-20,497,792	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	12,764,590	12,095,726	11,429,764	10,766,704	10,106,544	9,449,285	8,794,928	8,143,472	7,494,918	6,849,264	6,206,511	25%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	6,600,008	6,515,382	6,431,118	6,347,218	6,263,681	6,180,509	6,097,699	6,015,252	5,933,168	5,851,448	5,770,091	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	3,731,543	3,449,425	3,168,519	2,888,824	2,610,340	2,333,067	2,057,005	1,782,155	1,508,515	1,236,085	964,868	25%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	7,622,899	6,960,117	6,300,209	5,643,173	4,989,011	4,337,722	3,689,305	3,043,762	2,401,092	1,761,294	1,124,371	35%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	7,762,562	6,595,412	5,433,333	4,276,325	3,124,388	1,966,058	810,838	-344,426	-1,506,854	-2,670,435	-3,841,652	0%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	5,631,235	3,749,015	1,866,261	-8,342	-1,922,683	-3,836,640	-5,760,636	-7,689,618	-9,644,722	-11,592,830	-13,532,105	0%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	3,363,620	2,936,126	2,508,130	2,081,998	1,657,733	1,235,330	814,793	396,120	-21,005	-442,279	-861,660	5%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	8,633,734	7,466,568	6,304,473	5,147,450	3,995,497	2,848,616	1,695,207	545,103	-609,024	-1,766,257	-2,930,155	15%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	4,766,149	1,953,267	-892,052	-3,754,506	-6,647,431	-9,540,617	-12,459,658	-15,412,471	-18,361,213	-21,296,613	-24,218,674	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	7,551,279	6,726,958	5,906,215	5,089,050	4,275,463	3,465,454	2,659,023	1,856,170	1,056,895	261,199	-547,412	15%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	6,345,162	4,084,885	1,818,807	-434,128	-2,711,507	-4,986,038	-7,260,581	-9,533,165	-11,828,580	-14,103,235	-16,356,885	0%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	6,621,644	6,316,937	6,014,743	5,715,063	5,417,897	5,123,245	4,831,107	4,541,482	4,254,371	3,969,774	3,687,691	15%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	7,783,789	6,018,063	4,260,048	2,503,333	738,429	-1,034,208	-2,810,180	-4,578,223	-6,368,263	-8,150,676	-9,925,022	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	9,744,072	7,978,346	6,220,331	4,470,030	2,727,439	971,529	-789,619	-2,557,661	-4,317,773	-6,099,285	-7,873,631	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	11,536,555	10,409,888	9,288,113	8,171,229	7,059,235	5,950,185	4,838,627	3,732,003	2,630,313	1,533,556	441,732	25%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	-441,430	-3,526,331	-6,635,508	-9,759,131	-12,902,507	-16,080,122	-19,304,262	-22,513,842	-25,708,863	-28,889,325	-32,055,228	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	25,184,355	21,818,487	18,467,237	15,122,534	11,767,146	8,426,523	5,075,088	1,724,407	-1,671,107	-5,105,884	-8,572,737	0%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	4,988,578	4,875,743	4,763,392	4,651,525	4,540,144	4,429,246	4,318,832	4,208,904	4,099,459	3,990,499	3,882,023	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	22,884,079	20,684,705	18,494,953	16,314,823	14,144,316	11,983,376	9,814,018	7,654,365	5,504,418	3,351,471	1,197,290	5%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	16,168,661	14,763,305	13,363,992	11,970,722	10,583,495	9,194,472	7,809,901	6,431,416	5,059,017	3,692,703	2,332,474	15%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	5,902,692	2,961,889	10,567	-2,972,416	-5,985,845	-8,992,170	-12,032,896	-15,094,909	-18,166,463	-21,224,114	-24,267,861	0%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	21,029,501	11,411,170	1,752,257	-8,034,042	-17,937,101	-27,890,487	-37,939,082	-48,128,305	-58,411,217	-68,647,595	-78,837,440	0%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	1,969,029	1,707,462	1,447,030	1,187,732	929,568	672,540	416,645	161,884	-93,142	-349,487	-604,680	20%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	4,826,604	4,396,307	3,967,859	3,541,258	3,116,506	2,693,604	2,272,550	1,852,438	1,431,488	1,012,403	595,183	15%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	3,755,854	1,346,008	-1,076,413	-3,537,123	-5,986,936	-8,461,263	-10,933,913	-13,438,963	-15,932,723	-18,415,194	-20,886,376	0%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	5,588,451	3,178,605	779,336	-1,648,175	-4,097,988	-6,543,494	-9,012,623	-11,491,931	-13,985,692	-16,468,163	-18,939,345	0%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	6,568,895	5,731,115	4,896,969	4,066,459	3,239,583	2,416,342	1,594,333	768,742	-53,983	-884,704	-1,711,690	10%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	6,898,778	4,656,268	2,423,573	180,212	-2,094,761	-4,362,382	-6,656,183	-8,941,697	-11,258,407	-13,564,660	-15,860,454	0%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	2,355,856	1,940,638	1,527,226	1,114,615	700,025	287,262	-125,562	-540,913	-954,410	-1,366,051	-1,775,838	5%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	2,756,083	2,271,659	1,789,341	1,308,072	824,379	342,818	-138,697	-623,278	-1,105,695	-1,585,948	-2,064,037	5%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	1,435,720	1,106,373	774,672	444,396	115,574	-215,026	-545,915	-875,329	-1,203,267	-1,529,730	-1,854,717	0%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	1,731,966	1,336,744	938,837	542,501	147,909	-248,677	-645,748	-1,041,051	-1,434,581	-1,826,342	-2,216,331	0%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	2,028,212	1,567,115	1,103,001	640,606	180,244	-282,327	-745,581	-1,206,771	-1,665,895	-2,122,953	-2,577,947	0%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	423,965	399,490	375,117	350,849	326,684	302,622	278,665	254,812	231,062	207,416	183,873	20%
2	Low density housing scheme (4 houses)	4	£608,869	848,810	799,857	751,113	702,576	654,246	606,124	558,209	510,502	463,003	415,710	368,626	20%
3	Low density housing scheme (9 houses)	9	£1,382,131	1,910,612	1,800,470	1,690,795	1,581,587	1,472,845	1,364,571	1,256,763	1,149,422	1,042,547	936,140	830,200	20%
4	Medium density flatted sheme (5 flats)	5	£202,956	587,072	537,575	488,290	439,216	390,355	341,707	293,272	245,048	197,036	149,237	101,651	35%
5	Medium density flatted scheme (7 flats)	7	£243,547	824,991	755,686	686,680	617,971	549,559	481,444	413,627	346,108	278,885	211,960	145,332	40%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,057,127	968,030	879,316	790,985	703,036	615,469	528,284	441,481	355,061	269,023	183,367	35%
7	Medium density flatted scheme (30 flats)	30	£913,303	3,228,236	2,949,928	2,672,814	2,396,895	2,122,171	1,848,642	1,576,307	1,305,167	1,035,223	766,473	498,918	40%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	7,083,481	6,449,072	5,817,389	5,188,433	4,562,203	3,938,699	3,317,922	2,699,871	2,084,546	1,471,947	862,075	35%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	12,806,708	11,138,874	9,478,263	7,816,287	6,154,274	4,499,552	2,852,123	1,211,986	-439,281	-2,112,248	-3,777,711	10%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	5,413,264	1,915,458	-1,622,316	-5,178,980	-8,769,990	-12,366,112	-15,987,634	-19,657,374	-23,315,836	-26,957,737	-30,583,077	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	7,535,666	6,145,852	4,762,113	3,384,446	2,012,853	646,423	-742,811	-2,135,657	-3,522,252	-4,921,054	-6,319,461	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	3,088,733	790,405	-1,532,437	-3,865,213	-6,215,852	-8,571,333	-10,942,193	-13,343,835	-15,739,348	-18,124,000	-20,497,792	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	12,764,590	12,095,726	11,429,764	10,766,704	10,106,544	9,449,285	8,794,928	8,143,472	7,494,918	6,849,264	6,206,511	45%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	6,600,008	6,515,382	6,431,118	6,347,218	6,263,681	6,180,509	6,097,699	6,015,252	5,933,168	5,851,448	5,770,091	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	3,731,543	3,449,425	3,168,519	2,888,824	2,610,340	2,333,067	2,057,005	1,782,155	1,508,515	1,236,085	964,868	40%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	7,622,899	6,960,117	6,300,209	5,643,173	4,989,011	4,337,722	3,689,305	3,043,762	2,401,092	1,761,294	1,124,371	40%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	7,762,562	6,595,412	5,433,333	4,276,325	3,124,388	1,966,058	810,838	-344,426	-1,506,854	-2,670,435	-3,841,652	10%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	5,631,235	3,749,015	1,866,261	-8,342	-1,922,683	-3,836,640	-5,760,636	-7,689,618	-9,644,722	-11,592,830	-13,532,105	0%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	3,363,620	2,936,126	2,508,130	2,081,998	1,657,733	1,235,330	814,793	396,120	-21,005	-442,279	-861,660	15%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	8,633,734	7,466,568	6,304,473	5,147,450	3,995,497	2,848,616	1,695,207	545,103	-609,024	-1,766,257	-2,930,155	20%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	4,766,149	1,953,267	-892,052	-3,754,506	-6,647,431	-9,540,617	-12,459,658	-15,412,471	-18,361,213	-21,296,613	-24,218,674	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	7,551,279	6,726,958	5,906,215	5,089,050	4,275,463	3,465,454	2,659,023	1,856,170	1,056,895	261,199	-547,412	25%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	6,345,162	4,084,885	1,818,807	-434,128	-2,711,507	-4,986,038	-7,260,581	-9,533,165	-11,828,580	-14,103,235	-16,356,885	0%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	6,621,644	6,316,937	6,014,743	5,715,063	5,417,897	5,123,245	4,831,107	4,541,482	4,254,371	3,969,774	3,687,691	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	7,783,789	6,018,063	4,260,048	2,503,333	738,429	-1,034,208	-2,810,180	-4,578,223	-6,368,263	-8,150,676	-9,925,022	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	9,744,072	7,978,346	6,220,331	4,470,030	2,727,439	971,529	-789,619	-2,557,661	-4,317,773	-6,099,285	-7,873,631	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	11,536,555	10,409,888	9,288,113	8,171,229	7,059,235	5,950,185	4,838,627	3,732,003	2,630,313	1,533,556	441,732	35%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	-441,430	-3,526,331	-6,635,508	-9,759,131	-12,902,507	-16,080,122	-19,304,262	-22,513,842	-25,708,863	-28,889,325	-32,055,228	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	25,184,355	21,818,487	18,467,237	15,122,534	11,767,146	8,426,523	5,075,088	1,724,407	-1,671,107	-5,105,884	-8,572,737	10%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	4,988,578	4,875,743	4,763,392	4,651,525	4,540,144	4,429,246	4,318,832	4,208,904	4,099,459	3,990,499	3,882,023	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	22,884,079	20,684,705	18,494,953	16,314,823	14,144,316	11,983,376	9,814,018	7,654,365	5,504,418	3,351,471	1,197,290	20%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	16,168,661	14,763,305	13,363,992	11,970,722	10,583,495	9,194,472	7,809,901	6,431,416	5,059,017	3,692,703	2,332,474	30%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	5,902,692	2,961,889	10,567	-2,972,416	-5,985,845	-8,992,170	-12,032,896	-15,094,909	-18,166,463	-21,224,114	-24,267,861	0%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	21,029,501	11,411,170	1,752,257	-8,034,042	-17,937,101	-27,890,487	-37,939,082	-48,128,305	-58,411,217	-68,647,595	-78,837,440	0%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	1,969,029	1,707,462	1,447,030	1,187,732	929,568	672,540	416,645	161,884	-93,142	-349,487	-604,680	25%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	4,826,604	4,396,307	3,967,859	3,541,258	3,116,506	2,693,604	2,272,550	1,852,438	1,431,488	1,012,403	595,183	30%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	3,755,854	1,346,008	-1,076,413	-3,537,123	-5,986,936	-8,461,263	-10,933,913	-13,438,963	-15,932,723	-18,415,194	-20,886,376	0%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	5,588,451	3,178,605	779,336	-1,648,175	-4,097,988	-6,543,494	-9,012,623	-11,491,931	-13,985,692	-16,468,163	-18,939,345	0%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	6,568,895	5,731,115	4,896,969	4,066,459	3,239,583	2,416,342	1,594,333	768,742	-53,983	-884,704	-1,711,690	20%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	6,898,778	4,656,268	2,423,573	180,212	-2,094,761	-4,362,382	-6,656,183	-8,941,697	-11,258,407	-13,564,660	-15,860,454	0%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	2,355,856	1,940,638	1,527,226	1,114,615	700,025	287,262	-125,562	-540,913	-954,410	-1,366,051	-1,775,838	10%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	2,756,083	2,271,659	1,789,341	1,308,072	824,379	342,818	-138,697	-623,278	-1,105,695	-1,585,948	-2,064,037	15%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	1,435,720	1,106,373	774,672	444,396	115,574	-215,026	-545,915	-875,329	-1,203,267	-1,529,730	-1,854,717	0%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	1,731,966	1,336,744	938,837	542,501	147,909	-248,677	-645,748	-1,041,051	-1,434,581	-1,826,342	-2,216,331	5%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	2,028,212	1,567,115	1,103,001	640,606	180,244	-282,327	-745,581	-1,206,771	-1,665,895	-2,122,953	-2,577,947	5%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	423,965	399,490	375,117	350,849	326,684	302,622	278,665	254,812	231,062	207,416	183,873	50%
2	Low density housing scheme (4 houses)	4	£50,000	848,810	799,857	751,113	702,576	654,246	606,124	558,209	510,502	463,003	415,710	368,626	50%
3	Low density housing scheme (9 houses)	9	£113,500	1,910,612	1,800,470	1,690,795	1,581,587	1,472,845	1,364,571	1,256,763	1,149,422	1,042,547	936,140	830,200	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	587,072	537,575	488,290	439,216	390,355	341,707	293,272	245,048	197,036	149,237	101,651	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	824,991	755,686	686,680	617,971	549,559	481,444	413,627	346,108	278,885	211,960	145,332	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,057,127	968,030	879,316	790,985	703,036	615,469	528,284	441,481	355,061	269,023	183,367	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	3,228,236	2,949,928	2,672,814	2,396,895	2,122,171	1,848,642	1,576,307	1,305,167	1,035,223	766,473	498,918	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	7,083,481	6,449,072	5,817,389	5,188,433	4,562,203	3,938,699	3,317,922	2,699,871	2,084,546	1,471,947	862,075	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	12,806,708	11,138,874	9,478,263	7,816,287	6,154,274	4,499,552	2,852,123	1,211,986	-439,281	-2,112,248	-3,777,711	35%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	5,413,264	1,915,458	-1,622,316	-5,178,980	-8,769,990	-12,366,112	-15,987,634	-19,657,374	-23,315,836	-26,957,737	-30,583,077	5%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	7,535,666	6,145,852	4,762,113	3,384,446	2,012,853	646,423	-742,811	-2,135,657	-3,522,252	-4,921,054	-6,319,461	20%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	3,088,733	790,405	-1,532,437	-3,865,213	-6,215,852	-8,571,333	-10,942,193	-13,343,835	-15,739,348	-18,124,000	-20,497,792	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	12,764,590	12,095,726	11,429,764	10,766,704	10,106,544	9,449,285	8,794,928	8,143,472	7,494,918	6,849,264	6,206,511	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	6,600,008	6,515,382	6,431,118	6,347,218	6,263,681	6,180,509	6,097,699	6,015,252	5,933,168	5,851,448	5,770,091	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	3,731,543	3,449,425	3,168,519	2,888,824	2,610,340	2,333,067	2,057,005	1,782,155	1,508,515	1,236,085	964,868	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	7,622,899	6,960,117	6,300,209	5,643,173	4,989,011	4,337,722	3,689,305	3,043,762	2,401,092	1,761,294	1,124,371	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	7,762,562	6,595,412	5,433,333	4,276,325	3,124,388	1,966,058	810,838	-344,426	-1,506,854	-2,670,435	-3,841,652	30%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	5,631,235	3,749,015	1,866,261	-8,342	-1,922,683	-3,836,640	-5,760,636	-7,689,618	-9,644,722	-11,592,830	-13,532,105	10%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	3,363,620	2,936,126	2,508,130	2,081,998	1,657,733	1,235,330	814,793	396,120	-21,005	-442,279	-861,660	35%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	8,633,734	7,466,568	6,304,473	5,147,450	3,995,497	2,848,616	1,695,207	545,103	-609,024	-1,766,257	-2,930,155	35%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	4,766,149	1,953,267	-892,052	-3,754,506	-6,647,431	-9,540,617	-12,459,658	-15,412,471	-18,361,213	-21,296,613	-24,218,674	5%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	7,551,279	6,726,958	5,906,215	5,089,050	4,275,463	3,465,454	2,659,023	1,856,170	1,056,895	261,199	-547,412	45%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	6,345,162	4,084,885	1,818,807	-434,128	-2,711,507	-4,986,038	-7,260,581	-9,533,165	-11,828,580	-14,103,235	-16,356,885	10%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	6,621,644	6,316,937	6,014,743	5,715,063	5,417,897	5,123,245	4,831,107	4,541,482	4,254,371	3,969,774	3,687,691	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	7,783,789	6,018,063	4,260,048	2,503,333	738,429	-1,034,208	-2,810,180	-4,578,223	-6,368,263	-8,150,676	-9,925,022	15%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	9,744,072	7,978,346	6,220,331	4,470,030	2,727,439	971,529	-789,619	-2,557,661	-4,317,773	-6,099,285	-7,873,631	25%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	11,536,555	10,409,888	9,288,113	8,171,229	7,059,235	5,950,185	4,838,627	3,732,003	2,630,313	1,533,556	441,732	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	-441,430	-3,526,331	-6,635,508	-9,759,131	-12,902,507	-16,080,122	-19,304,262	-22,513,842	-25,708,863	-28,889,325	-32,055,228	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	25,184,355	21,818,487	18,467,237	15,122,534	11,767,146	8,426,523	5,075,088	1,724,407	-1,671,107	-5,105,884	-8,572,737	35%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	4,988,578	4,875,743	4,763,392	4,651,525	4,540,144	4,429,246	4,318,832	4,208,904	4,099,459	3,990,499	3,882,023	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	22,884,079	20,684,705	18,494,953	16,314,823	14,144,316	11,983,376	9,814,018	7,654,365	5,504,418	3,351,471	1,197,290	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	16,168,661	14,763,305	13,363,992	11,970,722	10,583,495	9,194,472	7,809,901	6,431,416	5,059,017	3,692,703	2,332,474	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	5,902,692	2,961,889	10,567	-2,972,416	-5,985,845	-8,992,170	-12,032,896	-15,094,909	-18,166,463	-21,224,114	-24,267,861	5%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	21,029,501	11,411,170	1,752,257	-8,034,042	-17,937,101	-27,890,487	-37,939,082	-48,128,305	-58,411,217	-68,647,595	-78,837,440	5%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	1,969,029	1,707,462	1,447,030	1,187,732	929,568	672,540	416,645	161,884	-93,142	-349,487	-604,680	35%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	4,826,604	4,396,307	3,967,859	3,541,258	3,116,506	2,693,604	2,272,550	1,852,438	1,431,488	1,012,403	595,183	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	3,755,854	1,346,008	-1,076,413	-3,537,123	-5,986,936	-8,461,263	-10,933,913	-13,438,963	-15,932,723	-18,415,194	-20,886,376	5%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	5,588,451	3,178,605	779,336	-1,648,175	-4,097,988	-6,543,494	-9,012,623	-11,491,931	-13,985,692	-16,468,163	-18,939,345	10%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	6,568,895	5,731,115	4,896,969	4,066,459	3,239,583	2,416,342	1,594,333	768,742	-53,983	-884,704	-1,711,690	35%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	6,898,778	4,656,268	2,423,573	180,212	-2,094,761	-4,362,382	-6,656,183	-8,941,697	-11,258,407	-13,564,660	-15,860,454	10%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	2,355,856	1,940,638	1,527,226	1,114,615	700,025	287,262	-125,562	-540,913	-954,410	-1,366,051	-1,775,838	25%
44	High density retirement flatted scheme (70 flats)	70	£100,000	2,756,083	2,271,659	1,789,341	1,308,072	824,379	342,818	-138,697	-623,278	-1,105,695	-1,585,948	-2,064,037	25%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	1,435,720	1,106,373	774,672	444,396	115,574	-215,026	-545,915	-875,329	-1,203,267	-1,529,730	-1,854,717	20%
47	High density extracare flatted scheme (60 flats)	60	£100,000	1,731,966	1,336,744	938,837	542,501	147,909	-248,677	-645,748	-1,041,051	-1,434,581	-1,826,342	-2,216,331	20%
48	High density extracare flatted scheme (70 flats)	70	£100,000	2,028,212	1,567,115	1,103,001	640,606	180,244	-282,327	-745,581	-1,206,771	-1,665,895	-2,122,953	-2,577,947	20%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £8,806 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	509,923	480,970	452,139	423,431	394,846	366,382	338,042	309,824	281,730	253,757	225,908	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,020,725	962,818	905,157	847,741	790,569	733,643	676,963	620,527	564,337	508,393	452,693	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	2,297,424	2,167,133	2,037,394	1,908,207	1,779,572	1,651,488	1,523,957	1,396,978	1,270,550	1,144,674	1,019,351	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	769,733	710,721	651,961	593,453	535,198	477,196	419,446	361,949	304,704	247,713	190,972	20%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,080,716	998,091	915,821	833,902	752,339	671,129	590,272	509,770	429,620	349,824	270,383	25%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,385,916	1,279,693	1,173,925	1,068,612	963,752	859,348	755,398	651,903	548,863	446,277	344,147	20%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	4,282,178	3,948,971	3,617,189	3,286,834	2,957,905	2,630,404	2,304,329	1,979,682	1,656,460	1,334,665	1,014,297	25%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	9,565,366	8,801,677	8,041,260	7,284,114	6,530,242	5,779,641	5,032,313	4,288,256	3,547,473	2,809,960	2,075,721	20%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	19,830,292	17,796,602	15,771,679	13,755,521	11,748,131	9,749,508	7,759,650	5,765,951	3,773,409	1,789,723	-192,397	0%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	20,252,727	16,044,404	11,854,422	7,640,803	3,436,752	-801,719	-5,094,795	-9,432,358	-13,805,503	-18,233,403	-22,669,663	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	13,349,455	11,670,762	9,999,360	8,335,247	6,672,420	5,005,984	3,346,912	1,695,206	45,961	-1,638,418	-3,315,914	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	13,321,098	10,539,463	7,769,962	4,979,405	2,200,979	-603,187	-3,439,311	-6,305,839	-9,192,634	-12,113,903	-15,046,329	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	15,387,462	14,581,973	13,779,963	12,981,432	12,186,378	11,394,803	10,606,706	9,822,087	9,040,946	8,263,284	7,489,100	0%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	6,918,366	6,817,157	6,716,381	6,616,038	6,516,127	6,416,651	6,317,609	6,218,998	6,120,822	6,023,079	5,925,770	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	4,792,738	4,455,344	4,119,393	3,784,888	3,451,827	3,120,210	2,790,038	2,461,310	2,134,027	1,808,188	1,483,794	15%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	10,186,102	9,389,804	8,596,942	7,807,518	7,021,530	6,238,980	5,459,867	4,684,190	3,911,950	3,143,147	2,377,781	35%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	12,513,442	11,100,693	9,692,085	8,289,593	6,893,218	5,502,960	4,118,818	2,740,793	1,356,544	-26,237	-1,423,430	0%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	13,492,555	11,237,487	8,975,823	6,716,610	4,467,308	2,205,904	-52,750	-2,357,533	-4,666,406	-7,000,157	-9,360,273	0%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	5,032,124	4,518,994	4,008,080	3,499,380	2,992,897	2,488,318	1,981,647	1,477,213	975,014	475,052	-23,020	5%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	13,371,521	11,967,501	10,563,225	9,160,717	7,764,327	6,374,052	4,989,895	3,611,855	2,239,931	858,478	-525,632	20%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	16,631,174	13,243,866	9,871,316	6,485,544	3,101,593	-299,613	-3,752,496	-7,241,809	-10,757,326	-14,317,146	-17,887,943	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	10,819,018	9,830,365	8,845,983	7,861,741	6,879,276	5,901,111	4,927,246	3,957,683	2,992,419	2,031,456	1,074,794	15%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	15,929,304	13,181,083	10,456,182	7,725,879	5,017,912	2,319,772	-381,731	-3,114,505	-5,844,937	-8,595,691	-11,366,324	0%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	7,764,923	7,398,358	7,034,800	6,674,250	6,316,709	5,962,175	5,610,650	5,262,133	4,916,622	4,574,120	4,234,626	0%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	15,181,026	13,032,138	10,890,313	8,757,828	6,634,682	4,520,877	2,416,411	294,900	-1,845,973	-3,981,738	-6,136,782	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	17,111,849	14,979,938	12,850,597	10,718,111	8,594,966	6,481,160	4,376,694	2,281,569	171,963	-1,961,178	-4,087,335	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	16,043,537	14,682,103	13,326,551	11,976,883	10,633,097	9,295,194	7,963,173	6,637,035	5,316,780	3,993,588	2,673,107	25%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	12,844,031	9,209,520	5,549,983	1,896,380	-1,813,514	-5,572,923	-9,362,924	-13,199,427	-17,098,531	-21,014,193	-24,912,082	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	38,787,985	34,742,050	30,713,601	26,702,635	22,706,186	18,695,018	14,701,490	10,701,104	6,700,901	2,680,388	-1,377,015	0%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	5,413,057	5,278,111	5,143,743	5,009,951	4,876,738	4,744,103	4,612,046	4,480,566	4,349,665	4,219,340	4,089,594	0%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	32,029,698	29,367,461	26,716,796	24,077,703	21,450,183	18,829,206	16,207,349	13,597,143	10,998,591	8,402,246	5,803,424	0%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	21,806,059	20,107,053	18,415,328	16,730,888	15,053,732	13,383,858	11,721,268	10,065,962	8,417,938	6,767,486	5,121,459	5%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	18,369,055	14,831,660	11,308,553	7,760,843	4,228,732	679,459	-2,912,859	-6,549,613	-10,206,955	-13,904,895	-17,628,957	0%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	61,849,643	50,346,099	38,819,801	27,288,364	15,714,503	4,123,724	-7,676,326	-19,638,303	-31,732,078	-44,037,807	-56,515,112	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	2,989,534	2,674,810	2,361,445	2,049,438	1,738,790	1,429,501	1,121,571	814,999	509,786	205,932	-98,036	25%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	6,495,109	5,977,899	5,462,906	4,950,128	4,439,565	3,931,219	3,425,088	2,921,172	2,419,472	1,919,988	1,421,219	5%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	13,981,597	11,070,648	8,172,386	5,280,568	2,371,186	-533,362	-3,498,503	-6,462,663	-9,456,668	-12,480,566	-15,503,367	0%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	15,771,107	12,875,702	9,977,441	7,091,868	4,203,782	1,307,250	-1,609,556	-4,567,289	-7,538,900	-10,533,535	-13,556,336	0%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	9,878,076	8,867,921	7,862,129	6,860,700	5,863,634	4,870,931	3,882,590	2,898,613	1,918,998	937,538	-45,849	10%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	16,283,624	13,578,953	10,886,042	8,200,156	5,499,863	2,811,466	121,223	-2,619,943	-5,367,928	-8,130,711	-10,927,269	0%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	4,044,554	3,541,373	3,040,369	2,541,543	2,044,893	1,550,420	1,058,126	563,070	69,231	-428,849	-925,748	5%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	4,726,232	4,139,183	3,554,673	2,972,704	2,393,276	1,816,387	1,242,039	664,585	88,436	-492,545	-1,072,265	10%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	2,792,710	2,392,677	1,994,379	1,597,816	1,202,988	808,818	412,742	18,423	-379,850	-776,621	-1,171,609	0%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	3,360,354	2,880,310	2,402,346	1,926,466	1,452,667	979,796	504,500	31,311	-446,480	-922,611	-1,396,602	0%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	3,927,998	3,367,941	2,810,315	2,255,116	1,702,346	1,150,774	596,258	44,200	-513,111	-1,068,600	-1,621,594	5%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	509,923	480,970	452,139	423,431	394,846	366,382	338,042	309,824	281,730	253,757	225,908	5%
2	Low density housing scheme (4 houses)	4	£917,161	1,020,725	962,818	905,157	847,741	790,569	733,643	676,963	620,527	564,337	508,393	452,693	5%
3	Low density housing scheme (9 houses)	9	£2,081,956	2,297,424	2,167,133	2,037,394	1,908,207	1,779,572	1,651,488	1,523,957	1,396,978	1,270,550	1,144,674	1,019,351	5%
4	Medium density flatted sheme (5 flats)	5	£305,720	769,733	710,721	651,961	593,453	535,198	477,196	419,446	361,949	304,704	247,713	190,972	35%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,080,716	998,091	915,821	833,902	752,339	671,129	590,272	509,770	429,620	349,824	270,383	40%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,385,916	1,279,693	1,173,925	1,068,612	963,752	859,348	755,398	651,903	548,863	446,277	344,147	35%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	4,282,178	3,948,971	3,617,189	3,286,834	2,957,905	2,630,404	2,304,329	1,979,682	1,656,460	1,334,665	1,014,297	40%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	9,565,366	8,801,677	8,041,260	7,284,114	6,530,242	5,779,641	5,032,313	4,288,256	3,547,473	2,809,960	2,075,721	40%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	19,830,292	17,796,602	15,771,679	13,755,521	11,748,131	9,749,508	7,759,650	5,765,951	3,773,409	1,789,723	-192,397	15%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	20,252,727	16,044,404	11,854,422	7,640,803	3,436,752	-801,719	-5,094,795	-9,432,358	-13,805,503	-18,233,403	-22,669,663	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	13,349,455	11,670,762	9,999,360	8,335,247	6,672,420	5,005,984	3,346,912	1,695,206	45,961	-1,638,418	-3,315,914	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	13,321,098	10,539,463	7,769,962	4,979,405	2,200,979	-603,187	-3,439,311	-6,305,839	-9,192,634	-12,113,903	-15,046,329	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	15,387,462	14,581,973	13,779,963	12,981,432	12,186,378	11,394,803	10,606,706	9,822,087	9,040,946	8,263,284	7,489,100	35%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	6,918,366	6,817,157	6,716,381	6,616,038	6,516,127	6,416,651	6,317,609	6,218,998	6,120,822	6,023,079	5,925,770	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	4,792,738	4,455,344	4,119,393	3,784,888	3,451,827	3,120,210	2,790,038	2,461,310	2,134,027	1,808,188	1,483,794	35%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	10,186,102	9,389,804	8,596,942	7,807,518	7,021,530	6,238,980	5,459,867	4,684,190	3,911,950	3,143,147	2,377,781	45%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	12,513,442	11,100,693	9,692,085	8,289,593	6,893,218	5,502,960	4,118,818	2,740,793	1,356,544	-26,237	-1,423,430	20%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	13,492,555	11,237,487	8,975,823	6,716,610	4,467,308	2,205,904	-52,750	-2,357,533	-4,666,406	-7,000,157	-9,360,273	10%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	5,032,124	4,518,994	4,008,080	3,499,380	2,992,897	2,488,318	1,981,647	1,477,213	975,014	475,052	-23,020	20%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	13,371,521	11,967,501	10,563,225	9,160,717	7,764,327	6,374,052	4,989,895	3,611,855	2,239,931	858,478	-525,632	30%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	16,631,174	13,243,866	9,871,316	6,485,544	3,101,593	-299,613	-3,752,496	-7,241,809	-10,757,326	-14,317,146	-17,887,943	0%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	10,819,018	9,830,365	8,845,983	7,861,741	6,879,276	5,901,111	4,927,246	3,957,683	2,992,419	2,031,456	1,074,794	30%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	15,929,304	13,181,083	10,456,182	7,725,879	5,017,912	2,319,772	-381,731	-3,114,505	-5,844,937	-8,595,691	-11,366,324	10%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	7,764,923	7,398,358	7,034,800	6,674,250	6,316,709	5,962,175	5,610,650	5,262,133	4,916,622	4,574,120	4,234,626	30%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	15,181,026	13,032,138	10,890,313	8,757,828	6,634,682	4,520,877	2,416,411	294,900	-1,845,973	-3,981,738	-6,136,782	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	17,111,849	14,979,938	12,850,597	10,718,111	8,594,966	6,481,160	4,376,694	2,281,569	171,963	-1,961,178	-4,087,335	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	16,043,537	14,682,103	13,326,551	11,976,883	10,633,097	9,295,194	7,963,173	6,637,035	5,316,780	3,993,588	2,673,107	35%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	12,844,031	9,209,520	5,549,983	1,896,380	-1,813,514	-5,572,923	-9,362,924	-13,199,427	-17,098,531	-21,014,193	-24,912,082	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	38,787,985	34,742,050	30,713,601	26,702,635	22,706,186	18,695,018	14,701,490	10,701,104	6,700,901	2,680,388	-1,377,015	15%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	5,413,057	5,278,111	5,143,743	5,009,951	4,876,738	4,744,103	4,612,046	4,480,566	4,349,665	4,219,340	4,089,594	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	32,029,698	29,367,461	26,716,796	24,077,703	21,450,183	18,829,206	16,207,349	13,597,143	10,998,591	8,402,246	5,803,424	20%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	21,806,059	20,107,053	18,415,328	16,730,888	15,053,732	13,383,858	11,721,268	10,065,962	8,417,938	6,767,486	5,121,459	30%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	18,369,055	14,831,660	11,308,553	7,760,843	4,228,732	679,459	-2,912,859	-6,549,613	-10,206,955	-13,904,895	-17,628,957	5%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	61,849,643	50,346,099	38,819,801	27,288,364	15,714,503	4,123,724	-7,676,326	-19,638,303	-31,732,078	-44,037,807	-56,515,112	0%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	2,989,534	2,674,810	2,361,445	2,049,438	1,738,790	1,429,501	1,121,571	814,999	509,786	205,932	-98,036	35%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	6,495,109	5,977,899	5,462,906	4,950,128	4,439,565	3,931,219	3,425,088	2,921,172	2,419,472	1,919,988	1,421,219	30%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	13,981,597	11,070,648	8,172,386	5,280,568	2,371,186	-533,362	-3,498,503	-6,462,663	-9,456,668	-12,480,566	-15,503,367	5%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	15,771,107	12,875,702	9,977,441	7,091,868	4,203,782	1,307,250	-1,609,556	-4,567,289	-7,538,900	-10,533,535	-13,556,336	5%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	9,878,076	8,867,921	7,862,129	6,860,700	5,863,634	4,870,931	3,882,590	2,898,613	1,918,998	937,538	-45,849	25%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	16,283,624	13,578,953	10,886,042	8,200,156	5,499,863	2,811,466	121,223	-2,619,943	-5,367,928	-8,130,711	-10,927,269	10%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	4,044,554	3,541,373	3,040,369	2,541,543	2,044,893	1,550,420	1,058,126	563,070	69,231	-428,849	-925,748	20%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	4,726,232	4,139,183	3,554,673	2,972,704	2,393,276	1,816,387	1,242,039	664,585	88,436	-492,545	-1,072,265	20%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	2,792,710	2,392,677	1,994,379	1,597,816	1,202,988	808,818	412,742	18,423	-379,850	-776,621	-1,171,609	10%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	3,360,354	2,880,310	2,402,346	1,926,466	1,452,667	979,796	504,500	31,311	-446,480	-922,611	-1,396,602	15%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	3,927,998	3,367,941	2,810,315	2,255,116	1,702,346	1,150,774	596,258	44,200	-513,111	-1,068,600	-1,621,594	15%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	509,923	480,970	452,139	423,431	394,846	366,382	338,042	309,824	281,730	253,757	225,908	35%
2	Low density housing scheme (4 houses)	4	£608,869	1,020,725	962,818	905,157	847,741	790,569	733,643	676,963	620,527	564,337	508,393	452,693	35%
3	Low density housing scheme (9 houses)	9	£1,382,131	2,297,424	2,167,133	2,037,394	1,908,207	1,779,572	1,651,488	1,523,957	1,396,978	1,270,550	1,144,674	1,019,351	35%
4	Medium density flatted sheme (5 flats)	5	£202,956	769,733	710,721	651,961	593,453	535,198	477,196	419,446	361,949	304,704	247,713	190,972	45%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,080,716	998,091	915,821	833,902	752,339	671,129	590,272	509,770	429,620	349,824	270,383	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,385,916	1,279,693	1,173,925	1,068,612	963,752	859,348	755,398	651,903	548,863	446,277	344,147	45%
7	Medium density flatted scheme (30 flats)	30	£913,303	4,282,178	3,948,971	3,617,189	3,286,834	2,957,905	2,630,404	2,304,329	1,979,682	1,656,460	1,334,665	1,014,297	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	9,565,366	8,801,677	8,041,260	7,284,114	6,530,242	5,779,641	5,032,313	4,288,256	3,547,473	2,809,960	2,075,721	45%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	19,830,292	17,796,602	15,771,679	13,755,521	11,748,131	9,749,508	7,759,650	5,765,951	3,773,409	1,789,723	-192,397	25%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	20,252,727	16,044,404	11,854,422	7,640,803	3,436,752	-801,719	-5,094,795	-9,432,358	-13,805,503	-18,233,403	-22,669,663	5%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	13,349,455	11,670,762	9,999,360	8,335,247	6,672,420	5,005,984	3,346,912	1,695,206	45,961	-1,638,418	-3,315,914	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	13,321,098	10,539,463	7,769,962	4,979,405	2,200,979	-603,187	-3,439,311	-6,305,839	-9,192,634	-12,113,903	-15,046,329	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	15,387,462	14,581,973	13,779,963	12,981,432	12,186,378	11,394,803	10,606,706	9,822,087	9,040,946	8,263,284	7,489,100	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	6,918,366	6,817,157	6,716,381	6,616,038	6,516,127	6,416,651	6,317,609	6,218,998	6,120,822	6,023,079	5,925,770	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	4,792,738	4,455,344	4,119,393	3,784,888	3,451,827	3,120,210	2,790,038	2,461,310	2,134,027	1,808,188	1,483,794	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	10,186,102	9,389,804	8,596,942	7,807,518	7,021,530	6,238,980	5,459,867	4,684,190	3,911,950	3,143,147	2,377,781	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	12,513,442	11,100,693	9,692,085	8,289,593	6,893,218	5,502,960	4,118,818	2,740,793	1,356,544	-26,237	-1,423,430	25%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	13,492,555	11,237,487	8,975,823	6,716,610	4,467,308	2,205,904	-52,750	-2,357,533	-4,666,406	-7,000,157	-9,360,273	15%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	5,032,124	4,518,994	4,008,080	3,499,380	2,992,897	2,488,318	1,981,647	1,477,213	975,014	475,052	-23,020	30%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	13,371,521	11,967,501	10,563,225	9,160,717	7,764,327	6,374,052	4,989,895	3,611,855	2,239,931	858,478	-525,632	35%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	16,631,174	13,243,866	9,871,316	6,485,544	3,101,593	-299,613	-3,752,496	-7,241,809	-10,757,326	-14,317,146	-17,887,943	10%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	10,819,018	9,830,365	8,845,983	7,861,741	6,879,276	5,901,111	4,927,246	3,957,683	2,992,419	2,031,456	1,074,794	35%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	15,929,304	13,181,083	10,456,182	7,725,879	5,017,912	2,319,772	-381,731	-3,114,505	-5,844,937	-8,595,691	-11,366,324	15%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	7,764,923	7,398,358	7,034,800	6,674,250	6,316,709	5,962,175	5,610,650	5,262,133	4,916,622	4,574,120	4,234,626	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	15,181,026	13,032,138	10,890,313	8,757,828	6,634,682	4,520,877	2,416,411	294,900	-1,845,973	-3,981,738	-6,136,782	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	17,111,849	14,979,938	12,850,597	10,718,111	8,594,966	6,481,160	4,376,694	2,281,569	171,963	-1,961,178	-4,087,335	10%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	16,043,537	14,682,103	13,326,551	11,976,883	10,633,097	9,295,194	7,963,173	6,637,035	5,316,780	3,993,588	2,673,107	45%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	12,844,031	9,209,520	5,549,983	1,896,380	-1,813,514	-5,572,923	-9,362,924	-13,199,427	-17,098,531	-21,014,193	-24,912,082	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	38,787,985	34,742,050	30,713,601	26,702,635	22,706,186	18,695,018	14,701,490	10,701,104	6,700,901	2,680,388	-1,377,015	25%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	5,413,057	5,278,111	5,143,743	5,009,951	4,876,738	4,744,103	4,612,046	4,480,566	4,349,665	4,219,340	4,089,594	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	32,029,698	29,367,461	26,716,796	24,077,703	21,450,183	18,829,206	16,207,349	13,597,143	10,998,591	8,402,246	5,803,424	35%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	21,806,059	20,107,053	18,415,328	16,730,888	15,053,732	13,383,858	11,721,268	10,065,962	8,417,938	6,767,486	5,121,459	40%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	18,369,055	14,831,660	11,308,553	7,760,843	4,228,732	679,459	-2,912,859	-6,549,613	-10,206,955	-13,904,895	-17,628,957	10%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	61,849,643	50,346,099	38,819,801	27,288,364	15,714,503	4,123,724	-7,676,326	-19,638,303	-31,732,078	-44,037,807	-56,515,112	0%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	2,989,534	2,674,810	2,361,445	2,049,438	1,738,790	1,429,501	1,121,571	814,999	509,786	205,932	-98,036	40%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	6,495,109	5,977,899	5,462,906	4,950,128	4,439,565	3,931,219	3,425,088	2,921,172	2,419,472	1,919,988	1,421,219	40%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	13,981,597	11,070,648	8,172,386	5,280,568	2,371,186	-533,362	-3,498,503	-6,462,663	-9,456,668	-12,480,566	-15,503,367	10%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	15,771,107	12,875,702	9,977,441	7,091,868	4,203,782	1,307,250	-1,609,556	-4,567,289	-7,538,900	-10,533,535	-13,556,336	15%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	9,878,076	8,867,921	7,862,129	6,860,700	5,863,634	4,870,931	3,882,590	2,898,613	1,918,998	937,538	-45,849	30%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	16,283,624	13,578,953	10,886,042	8,200,156	5,499,863	2,811,466	121,223	-2,619,943	-5,367,928	-8,130,711	-10,927,269	15%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	4,044,554	3,541,373	3,040,369	2,541,543	2,044,893	1,550,420	1,058,126	563,070	69,231	-428,849	-925,748	25%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	4,726,232	4,139,183	3,554,673	2,972,704	2,393,276	1,816,387	1,242,039	664,585	88,436	-492,545	-1,072,265	30%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	2,792,710	2,392,677	1,994,379	1,597,816	1,202,988	808,818	412,742	18,423	-379,850	-776,621	-1,171,609	15%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	3,360,354	2,880,310	2,402,346	1,926,466	1,452,667	979,796	504,500	31,311	-446,480	-922,611	-1,396,602	20%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	3,927,998	3,367,941	2,810,315	2,255,116	1,702,346	1,150,774	596,258	44,200	-513,111	-1,068,600	-1,621,594	20%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	509,923	480,970	452,139	423,431	394,846	366,382	338,042	309,824	281,730	253,757	225,908	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,020,725	962,818	905,157	847,741	790,569	733,643	676,963	620,527	564,337	508,393	452,693	50%
3	Low density housing scheme (9 houses)	9	£113,500	2,297,424	2,167,133	2,037,394	1,908,207	1,779,572	1,651,488	1,523,957	1,396,978	1,270,550	1,144,674	1,019,351	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	769,733	710,721	651,961	593,453	535,198	477,196	419,446	361,949	304,704	247,713	190,972	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,080,716	998,091	915,821	833,902	752,339	671,129	590,272	509,770	429,620	349,824	270,383	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,385,916	1,279,693	1,173,925	1,068,612	963,752	859,348	755,398	651,903	548,863	446,277	344,147	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	4,282,178	3,948,971	3,617,189	3,286,834	2,957,905	2,630,404	2,304,329	1,979,682	1,656,460	1,334,665	1,014,297	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	9,565,366	8,801,677	8,041,260	7,284,114	6,530,242	5,779,641	5,032,313	4,288,256	3,547,473	2,809,960	2,075,721	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	19,830,292	17,796,602	15,771,679	13,755,521	11,748,131	9,749,508	7,759,650	5,765,951	3,773,409	1,789,723	-192,397	45%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	20,252,727	16,044,404	11,854,422	7,640,803	3,436,752	-801,719	-5,094,795	-9,432,358	-13,805,503	-18,233,403	-22,669,663	20%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	13,349,455	11,670,762	9,999,360	8,335,247	6,672,420	5,005,984	3,346,912	1,695,206	45,961	-1,638,418	-3,315,914	35%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	13,321,098	10,539,463	7,769,962	4,979,405	2,200,979	-603,187	-3,439,311	-6,305,839	-9,192,634	-12,113,903	-15,046,329	20%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	15,387,462	14,581,973	13,779,963	12,981,432	12,186,378	11,394,803	10,606,706	9,822,087	9,040,946	8,263,284	7,489,100	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	6,918,366	6,817,157	6,716,381	6,616,038	6,516,127	6,416,651	6,317,609	6,218,998	6,120,822	6,023,079	5,925,770	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	4,792,738	4,455,344	4,119,393	3,784,888	3,451,827	3,120,210	2,790,038	2,461,310	2,134,027	1,808,188	1,483,794	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	10,186,102	9,389,804	8,596,942	7,807,518	7,021,530	6,238,980	5,459,867	4,684,190	3,911,950	3,143,147	2,377,781	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	12,513,442	11,100,693	9,692,085	8,289,593	6,893,218	5,502,960	4,118,818	2,740,793	1,356,544	-26,237	-1,423,430	40%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	13,492,555	11,237,487	8,975,823	6,716,610	4,467,308	2,205,904	-52,750	-2,357,533	-4,666,406	-7,000,157	-9,360,273	25%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	5,032,124	4,518,994	4,008,080	3,499,380	2,992,897	2,488,318	1,981,647	1,477,213	975,014	475,052	-23,020	45%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	13,371,521	11,967,501	10,563,225	9,160,717	7,764,327	6,374,052	4,989,895	3,611,855	2,239,931	858,478	-525,632	45%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	16,631,174	13,243,866	9,871,316	6,485,544	3,101,593	-299,613	-3,752,496	-7,241,809	-10,757,326	-14,317,146	-17,887,943	20%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	10,819,018	9,830,365	8,845,983	7,861,741	6,879,276	5,901,111	4,927,246	3,957,683	2,992,419	2,031,456	1,074,794	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	15,929,304	13,181,083	10,456,182	7,725,879	5,017,912	2,319,772	-381,731	-3,114,505	-5,844,937	-8,595,691	-11,366,324	25%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	7,764,923	7,398,358	7,034,800	6,674,250	6,316,709	5,962,175	5,610,650	5,262,133	4,916,622	4,574,120	4,234,626	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	15,181,026	13,032,138	10,890,313	8,757,828	6,634,682	4,520,877	2,416,411	294,900	-1,845,973	-3,981,738	-6,136,782	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	17,111,849	14,979,938	12,850,597	10,718,111	8,594,966	6,481,160	4,376,694	2,281,569	171,963	-1,961,178	-4,087,335	35%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	16,043,537	14,682,103	13,326,551	11,976,883	10,633,097	9,295,194	7,963,173	6,637,035	5,316,780	3,993,588	2,673,107	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	12,844,031	9,209,520	5,549,983	1,896,380	-1,813,514	-5,572,923	-9,362,924	-13,199,427	-17,098,531	-21,014,193	-24,912,082	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	38,787,985	34,742,050	30,713,601	26,702,635	22,706,186	18,695,018	14,701,490	10,701,104	6,700,901	2,680,388	-1,377,015	45%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	5,413,057	5,278,111	5,143,743	5,009,951	4,876,738	4,744,103	4,612,046	4,480,566	4,349,665	4,219,340	4,089,594	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	32,029,698	29,367,461	26,716,796	24,077,703	21,450,183	18,829,206	16,207,349	13,597,143	10,998,591	8,402,246	5,803,424	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	21,806,059	20,107,053	18,415,328	16,730,888	15,053,732	13,383,858	11,721,268	10,065,962	8,417,938	6,767,486	5,121,459	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	18,369,055	14,831,660	11,308,553	7,760,843	4,228,732	679,459	-2,912,859	-6,549,613	-10,206,955	-13,904,895	-17,628,957	20%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	61,849,643	50,346,099	38,819,801	27,288,364	15,714,503	4,123,724	-7,676,326	-19,638,303	-31,732,078	-44,037,807	-56,515,112	20%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	2,989,534	2,674,810	2,361,445	2,049,438	1,738,790	1,429,501	1,121,571	814,999	509,786	205,932	-98,036	45%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	6,495,109	5,977,899	5,462,906	4,950,128	4,439,565	3,931,219	3,425,088	2,921,172	2,419,472	1,919,988	1,421,219	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	13,981,597	11,070,648	8,172,386	5,280,568	2,371,186	-533,362	-3,498,503	-6,462,663	-9,456,668	-12,480,566	-15,503,367	20%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	15,771,107	12,875,702	9,977,441	7,091,868	4,203,782	1,307,250	-1,609,556	-4,567,289	-7,538,900	-10,533,535	-13,556,336	25%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	9,878,076	8,867,921	7,862,129	6,860,700	5,863,634	4,870,931	3,882,590	2,898,613	1,918,998	937,538	-45,849	45%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	16,283,624	13,578,953	10,886,042	8,200,156	5,499,863	2,811,466	121,223	-2,619,943	-5,367,928	-8,130,711	-10,927,269	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	4,044,554	3,541,373	3,040,369	2,541,543	2,044,893	1,550,420	1,058,126	563,070	69,231	-428,849	-925,748	35%
44	High density retirement flatted scheme (70 flats)	70	£100,000	4,726,232	4,139,183	3,554,673	2,972,704	2,393,276	1,816,387	1,242,039	664,585	88,436	-492,545	-1,072,265	35%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	2,792,710	2,392,677	1,994,379	1,597,816	1,202,988	808,818	412,742	18,423	-379,850	-776,621	-1,171,609	30%
47	High density extracare flatted scheme (60 flats)	60	£100,000	3,360,354	2,880,310	2,402,346	1,926,466	1,452,667	979,796	504,500	31,311	-446,480	-922,611	-1,396,602	30%
48	High density extracare flatted scheme (70 flats)	70	£100,000	3,927,998	3,367,941	2,810,315	2,255,116	1,702,346	1,150,774	596,258	44,200	-513,111	-1,068,600	-1,621,594	30%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £9,583 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	595,882	562,451	529,161	496,013	463,006	430,141	397,419	364,837	332,397	300,097	267,941	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,192,642	1,125,780	1,059,200	992,904	926,892	861,162	795,715	730,552	665,672	601,075	536,760	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	2,684,235	2,533,795	2,383,993	2,234,827	2,086,298	1,938,406	1,791,151	1,644,534	1,498,553	1,353,209	1,208,502	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	952,394	883,867	815,632	747,690	680,041	612,685	545,621	478,850	412,372	346,187	280,294	30%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,336,440	1,240,496	1,144,960	1,049,835	955,119	860,813	766,918	673,432	580,355	487,689	395,433	35%
6	Medium density flatted scheme (9 flats)	9	£926,254	1,714,706	1,591,356	1,468,534	1,346,239	1,224,470	1,103,228	982,513	862,326	742,665	623,531	504,925	30%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	5,331,534	4,945,129	4,560,373	4,176,773	3,793,641	3,412,167	3,032,351	2,654,195	2,277,697	1,902,858	1,529,677	35%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	12,043,417	11,154,183	10,265,130	9,379,796	8,498,280	7,620,583	6,746,703	5,876,641	5,010,398	4,147,973	3,289,366	35%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	26,786,475	24,404,234	22,032,228	19,670,458	17,317,558	14,959,258	12,611,269	10,273,592	7,946,225	5,625,860	3,294,466	5%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	34,822,940	29,910,000	25,008,480	20,128,311	15,220,529	10,330,557	5,411,986	490,197	- 4,532,495	- 9,613,020	- 14,756,249	0%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	19,139,403	17,168,756	15,196,502	13,232,816	11,277,694	9,331,139	7,393,152	5,455,900	3,514,522	1,581,802	- 355,139	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	23,374,677	20,099,033	16,837,604	13,588,782	10,321,194	7,067,976	3,795,565	523,970	- 2,814,044	- 6,188,748	- 9,601,776	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	18,010,332	17,068,220	16,130,162	15,196,160	14,266,213	13,340,321	12,418,483	11,500,702	10,586,976	9,677,304	8,771,688	10%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,236,726	7,118,933	7,001,643	6,884,856	6,768,574	6,652,794	6,537,518	6,422,746	6,308,476	6,194,709	6,081,447	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	5,853,935	5,461,263	5,070,268	4,680,952	4,293,314	3,907,353	3,523,071	3,140,466	2,759,540	2,380,292	2,002,721	25%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	12,740,724	11,814,883	10,893,025	9,971,862	9,054,050	8,140,238	7,230,427	6,324,617	5,422,808	4,524,999	3,631,190	40%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	17,211,274	15,562,560	13,920,949	12,286,440	10,659,035	9,028,396	7,401,907	5,782,580	4,170,415	2,565,413	954,653	15%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	21,245,290	18,608,376	15,971,725	13,333,953	10,707,700	8,082,366	5,450,436	2,823,808	181,333	- 2,509,321	- 5,222,238	15%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	6,700,629	6,100,587	5,503,127	4,908,250	4,315,956	3,726,245	3,139,116	2,554,569	1,970,716	1,385,735	803,362	15%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	18,069,353	16,420,624	14,778,997	13,144,473	11,517,053	9,896,735	8,272,985	6,653,641	5,041,461	3,436,443	1,838,587	30%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	28,288,841	24,330,207	20,388,735	16,464,426	12,523,322	8,591,031	4,640,616	687,165	- 3,347,484	- 7,428,882	- 11,559,003	5%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	14,066,276	12,908,475	11,755,659	10,607,827	9,464,981	8,327,120	7,194,244	6,059,196	4,927,943	3,801,714	2,680,507	25%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	25,368,034	22,135,860	18,930,852	15,739,062	12,558,225	9,404,819	6,249,926	3,115,812	- 27,419	- 3,214,697	- 6,415,551	10%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	8,908,202	8,479,779	8,054,858	7,633,439	7,215,522	6,801,107	6,390,194	5,982,783	5,578,874	5,178,466	4,781,561	0%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	22,489,249	19,976,655	17,474,924	14,984,055	12,502,209	10,009,475	7,527,709	5,056,910	2,597,080	125,129	- 2,381,027	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	24,420,071	21,907,477	19,405,746	16,914,877	14,434,871	11,965,728	9,487,992	7,017,194	4,557,363	2,108,500	- 360,466	0%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	20,550,520	18,954,318	17,364,990	15,782,537	14,206,958	12,638,253	11,076,422	9,521,465	7,973,382	6,432,174	4,897,839	35%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	25,806,378	21,539,108	17,290,426	13,042,992	8,782,934	4,504,048	207,039	- 4,187,865	- 8,638,707	- 13,159,829	- 17,768,938	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	52,338,584	47,610,566	42,877,949	38,165,803	33,474,128	28,802,922	24,152,186	19,520,951	14,868,001	10,225,357	5,563,059	5%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	5,837,535	5,680,479	5,524,092	5,368,377	5,213,333	5,058,960	4,905,259	4,752,229	4,599,869	4,448,182	4,297,164	0%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	41,102,618	37,981,101	34,873,091	31,778,589	28,686,487	25,603,215	22,533,523	19,477,410	16,434,878	13,387,261	10,349,538	10%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	27,429,785	25,445,287	23,466,666	21,491,055	19,523,968	17,565,405	15,615,365	13,673,847	11,740,854	9,816,384	7,900,437	20%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	30,631,144	26,491,717	22,370,242	18,253,919	14,126,241	10,016,702	5,879,029	1,747,267	- 2,450,131	- 6,706,486	- 11,007,310	10%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	102,212,998	88,606,938	75,059,881	61,571,826	48,142,773	34,724,349	21,258,870	7,702,304	- 6,039,881	- 20,049,446	- 34,309,489	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	4,010,041	3,642,158	3,275,860	2,911,144	2,548,012	2,186,463	1,826,496	1,468,114	1,111,315	756,099	402,467	35%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	8,163,614	7,559,492	6,957,953	6,358,998	5,762,624	5,168,834	4,577,625	3,989,000	3,402,958	2,819,498	2,238,620	20%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	24,043,851	20,639,842	17,250,596	13,876,115	10,489,587	7,107,859	3,726,504	331,220	- 3,124,236	- 6,603,125	- 10,120,358	10%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	25,799,263	22,417,768	19,028,523	15,654,042	12,294,324	8,912,914	5,546,112	2,163,816	- 1,235,290	- 4,702,470	- 8,194,715	10%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	13,187,258	12,004,729	10,827,290	9,654,942	8,487,686	7,325,519	6,168,445	5,016,460	3,869,567	2,727,765	1,591,053	20%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	25,546,252	22,385,385	19,238,200	16,095,839	12,945,833	9,809,644	6,679,000	3,533,424	397,154	- 2,806,609	- 6,030,992	15%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	5,733,252	5,142,107	4,553,511	3,967,463	3,383,964	2,803,014	2,224,612	1,648,759	1,075,455	500,713	- 75,658	20%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	6,696,379	6,006,705	5,320,006	4,636,280	3,955,526	3,277,747	2,602,941	1,931,108	1,262,249	591,827	- 80,493	25%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	4,149,699	3,678,981	3,210,296	2,743,646	2,279,028	1,816,444	1,355,892	897,375	436,901	- 23,512	- 488,500	10%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	4,988,742	4,423,874	3,861,448	3,301,462	2,743,915	2,188,809	1,636,143	1,085,916	533,481	- 18,880	- 576,872	15%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	5,827,783	5,168,768	4,512,600	3,859,277	3,208,802	2,561,174	1,916,392	1,274,457	630,060	- 14,247	- 665,243	20%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	595,882	562,451	529,161	496,013	463,006	430,141	397,419	364,837	332,397	300,097	267,941	20%
2	Low density housing scheme (4 houses)	4	£917,161	1,192,642	1,125,780	1,059,200	992,904	926,892	861,162	795,715	730,552	665,672	601,075	536,760	20%
3	Low density housing scheme (9 houses)	9	£2,081,956	2,684,235	2,533,795	2,383,993	2,234,827	2,086,298	1,938,406	1,791,151	1,644,534	1,498,553	1,353,209	1,208,502	20%
4	Medium density flatted sheme (5 flats)	5	£305,720	952,394	883,867	815,632	747,690	680,041	612,685	545,621	478,850	412,372	346,187	280,294	45%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,336,440	1,240,496	1,144,960	1,049,835	955,119	860,813	766,918	673,432	580,355	487,689	395,433	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	1,714,706	1,591,356	1,468,534	1,346,239	1,224,470	1,103,228	982,513	862,326	742,665	623,531	504,925	45%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	5,331,534	4,945,129	4,560,373	4,176,773	3,793,641	3,412,167	3,032,351	2,654,195	2,277,697	1,902,858	1,529,677	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	12,043,417	11,154,183	10,265,130	9,379,796	8,498,280	7,620,583	6,746,703	5,876,641	5,010,398	4,147,973	3,289,366	45%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	26,786,475	24,404,234	22,032,228	19,670,458	17,317,558	14,959,258	12,611,269	10,273,592	7,946,225	5,625,860	3,294,466	25%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	34,822,940	29,910,000	25,008,480	20,128,311	15,220,529	10,330,557	5,411,986	490,197	- 4,532,495	- 9,613,020	- 14,756,249	10%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	19,139,403	17,168,756	15,196,502	13,232,816	11,277,694	9,331,139	7,393,152	5,455,900	3,514,522	1,581,802	- 355,139	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	23,374,677	20,099,033	16,837,604	13,588,782	10,321,194	7,067,976	3,795,565	523,970	- 2,814,044	- 6,188,748	- 9,601,776	5%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	18,010,332	17,068,220	16,130,162	15,196,160	14,266,213	13,340,321	12,418,483	11,500,702	10,586,976	9,677,304	8,771,688	45%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,236,726	7,118,933	7,001,643	6,884,856	6,768,574	6,652,794	6,537,518	6,422,746	6,308,476	6,194,709	6,081,447	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	5,853,935	5,461,263	5,070,268	4,680,952	4,293,314	3,907,353	3,523,071	3,140,466	2,759,540	2,380,292	2,002,721	45%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	12,740,724	11,814,883	10,893,025	9,971,862	9,054,050	8,140,238	7,230,427	6,324,617	5,422,808	4,524,999	3,631,190	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	17,211,274	15,562,560	13,920,949	12,286,440	10,659,035	9,028,396	7,401,907	5,782,580	4,170,415	2,565,413	954,653	30%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	21,245,290	18,608,376	15,971,725	13,333,953	10,707,700	8,082,366	5,450,436	2,823,808	181,333	- 2,509,321	- 5,222,238	25%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	6,700,629	6,100,587	5,503,127	4,908,250	4,315,956	3,726,245	3,139,116	2,554,569	1,970,716	1,385,735	803,362	30%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	18,069,353	16,420,624	14,778,997	13,144,473	11,517,053	9,896,735	8,272,985	6,653,641	5,041,461	3,436,443	1,838,587	40%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	28,288,841	24,330,207	20,388,735	16,464,426	12,523,322	8,591,031	4,640,616	687,165	- 3,347,484	- 7,428,882	- 11,559,003	15%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	14,066,276	12,908,475	11,755,659	10,607,827	9,464,981	8,327,120	7,194,244	6,059,196	4,927,943	3,801,714	2,680,507	40%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	25,368,034	22,135,860	18,930,852	15,739,062	12,558,225	9,404,819	6,249,926	3,115,812	- 27,419	- 3,214,697	- 6,415,551	25%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	8,908,202	8,479,779	8,054,858	7,633,439	7,215,522	6,801,107	6,390,194	5,982,783	5,578,874	5,178,466	4,781,561	40%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	22,489,249	19,976,655	17,474,924	14,984,055	12,502,209	10,009,475	7,527,709	5,056,910	2,597,080	125,129	- 2,381,027	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	24,420,071	21,907,477	19,405,746	16,914,877	14,434,871	11,965,728	9,487,992	7,017,194	4,557,363	2,108,500	- 360,466	15%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	20,550,520	18,954,318	17,364,990	15,782,537	14,206,958	12,638,253	11,076,422	9,521,465	7,973,382	6,432,174	4,897,839	45%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	25,806,378	21,539,108	17,290,426	13,042,992	8,782,934	4,504,048	207,039	- 4,187,865	- 8,638,707	- 13,159,829	- 17,768,938	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	52,338,584	47,610,566	42,877,949	38,165,803	33,474,128	28,802,922	24,152,186	19,520,951	14,868,001	10,225,357	5,563,059	25%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	5,837,535	5,680,479	5,524,092	5,368,377	5,213,333	5,058,960	4,905,259	4,752,229	4,599,869	4,448,182	4,297,164	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	41,102,618	37,981,101	34,873,091	31,778,589	28,686,487	25,603,215	22,533,523	19,477,410	16,434,878	13,387,261	10,349,538	30%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	27,429,785	25,445,287	23,466,666	21,491,055	19,523,968	17,565,405	15,615,365	13,673,847	11,740,854	9,816,384	7,900,437	40%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	30,631,144	26,491,717	22,370,242	18,253,919	14,126,241	10,016,702	5,879,029	1,747,267	- 2,450,131	- 6,706,486	- 11,007,310	20%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	102,212,998	88,606,938	75,059,881	61,571,826	48,142,773	34,724,349	21,258,870	7,702,304	- 6,039,881	- 20,049,446	- 34,309,489	0%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	4,010,041	3,642,158	3,275,860	2,911,144	2,548,012	2,186,463	1,826,496	1,468,114	1,111,315	756,099	402,467	45%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	8,163,614	7,559,492	6,957,953	6,358,998	5,762,624	5,168,834	4,577,625	3,989,000	3,402,958	2,819,498	2,238,620	40%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	24,043,851	20,639,842	17,250,596	13,876,115	10,489,587	7,107,859	3,726,504	331,220	- 3,124,236	- 6,603,125	- 10,120,358	20%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	25,799,263	22,417,768	19,028,523	15,654,042	12,294,324	8,912,914	5,546,112	2,163,816	- 1,235,290	- 4,702,470	- 8,194,715	20%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	13,187,258	12,004,729	10,827,290	9,654,942	8,487,686	7,325,519	6,168,445	5,016,460	3,869,567	2,727,765	1,591,053	35%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	25,546,252	22,385,385	19,238,200	16,095,839	12,945,833	9,809,644	6,679,000	3,533,424	397,154	- 2,806,609	- 6,030,992	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	5,733,252	5,142,107	4,553,511	3,967,463	3,383,964	2,803,014	2,224,612	1,648,759	1,075,455	500,713	- 75,658	30%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	6,696,379	6,006,705	5,320,006	4,636,280	3,955,526	3,277,747	2,602,941	1,931,108	1,262,249	591,827	- 80,493	35%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	4,149,699	3,678,981	3,210,296	2,743,646	2,279,028	1,816,444	1,355,892	897,375	436,901	- 23,512	- 488,500	20%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	4,988,742	4,423,874	3,861,448	3,301,462	2,743,915	2,188,809	1,636,143	1,085,916	533,481	- 18,880	- 576,872	25%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	5,827,783	5,168,768	4,512,600	3,859,277	3,208,802	2,561,174	1,916,392	1,274,457	630,060	- 14,247	- 665,243	30%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	595,882	562,451	529,161	496,013	463,006	430,141	397,419	364,837	332,397	300,097	267,941	40%
2	Low density housing scheme (4 houses)	4	£608,869	1,192,642	1,125,780	1,059,200	992,904	926,892	861,162	795,715	730,552	665,672	601,075	536,760	40%
3	Low density housing scheme (9 houses)	9	£1,382,131	2,684,235	2,533,795	2,383,993	2,234,827	2,086,298	1,938,406	1,791,151	1,644,534	1,498,553	1,353,209	1,208,502	40%
4	Medium density flatted sheme (5 flats)	5	£202,956	952,394	883,867	815,632	747,690	680,041	612,685	545,621	478,850	412,372	346,187	280,294	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,336,440	1,240,496	1,144,960	1,049,835	955,119	860,813	766,918	673,432	580,355	487,689	395,433	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	1,714,706	1,591,356	1,468,534	1,346,239	1,224,470	1,103,228	982,513	862,326	742,665	623,531	504,925	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	5,331,534	4,945,129	4,560,373	4,176,773	3,793,641	3,412,167	3,032,351	2,654,195	2,277,697	1,902,858	1,529,677	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	12,043,417	11,154,183	10,265,130	9,379,796	8,498,280	7,620,583	6,746,703	5,876,641	5,010,398	4,147,973	3,289,366	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	26,786,475	24,404,234	22,032,228	19,670,458	17,317,558	14,959,258	12,611,269	10,273,592	7,946,225	5,625,860	3,294,466	35%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	34,822,940	29,910,000	25,008,480	20,128,311	15,220,529	10,330,557	5,411,986	490,197	- 4,532,495	- 9,613,020	- 14,756,249	20%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	19,139,403	17,168,756	15,196,502	13,232,816	11,277,694	9,331,139	7,393,152	5,455,900	3,514,522	1,581,802	- 355,139	15%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	23,374,677	20,099,033	16,837,604	13,588,782	10,321,194	7,067,976	3,795,565	523,970	- 2,814,044	- 6,188,748	- 9,601,776	15%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	18,010,332	17,068,220	16,130,162	15,196,160	14,266,213	13,340,321	12,418,483	11,500,702	10,586,976	9,677,304	8,771,688	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,236,726	7,118,933	7,001,643	6,884,856	6,768,574	6,652,794	6,537,518	6,422,746	6,308,476	6,194,709	6,081,447	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	5,853,935	5,461,263	5,070,268	4,680,952	4,293,314	3,907,353	3,523,071	3,140,466	2,759,540	2,380,292	2,002,721	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	12,740,724	11,814,883	10,893,025	9,971,862	9,054,050	8,140,238	7,230,427	6,324,617	5,422,808	4,524,999	3,631,190	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	17,211,274	15,562,560	13,920,949	12,286,440	10,659,035	9,028,396	7,401,907	5,782,580	4,170,415	2,565,413	954,653	35%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	21,245,290	18,608,376	15,971,725	13,333,953	10,707,700	8,082,366	5,450,436	2,823,808	181,333	- 2,509,321	- 5,222,238	30%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	6,700,629	6,100,587	5,503,127	4,908,250	4,315,956	3,726,245	3,139,116	2,554,569	1,970,716	1,385,735	803,362	40%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	18,069,353	16,420,624	14,778,997	13,144,473	11,517,053	9,896,735	8,272,985	6,653,641	5,041,461	3,436,443	1,838,587	45%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	28,288,841	24,330,207	20,388,735	16,464,426	12,523,322	8,591,031	4,640,616	687,165	- 3,347,484	- 7,428,882	- 11,559,003	20%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	14,066,276	12,908,475	11,755,659	10,607,827	9,464,981	8,327,120	7,194,244	6,059,196	4,927,943	3,801,714	2,680,507	45%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	25,368,034	22,135,860	18,930,852	15,739,062	12,558,225	9,404,819	6,249,926	3,115,812	- 27,419	- 3,214,697	- 6,415,551	30%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	8,908,202	8,479,779	8,054,858	7,633,439	7,215,522	6,801,107	6,390,194	5,982,783	5,578,874	5,178,466	4,781,561	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	22,489,249	19,976,655	17,474,924	14,984,055	12,502,209	10,009,475	7,527,709	5,056,910	2,597,080	125,129	- 2,381,027	15%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	24,420,071	21,907,477	19,405,746	16,914,877	14,434,871	11,965,728	9,487,992	7,017,194	4,557,363	2,108,500	- 360,466	25%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	20,550,520	18,954,318	17,364,990	15,782,537	14,206,958	12,638,253	11,076,422	9,521,465	7,973,382	6,432,174	4,897,839	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	25,806,378	21,539,108	17,290,426	13,042,992	8,782,934	4,504,048	207,039	- 4,187,865	- 8,638,707	- 13,159,829	- 17,768,938	5%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	52,338,584	47,610,566	42,877,949	38,165,803	33,474,128	28,802,922	24,152,186	19,520,951	14,868,001	10,225,357	5,563,059	35%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	5,837,535	5,680,479	5,524,092	5,368,377	5,213,333	5,058,960	4,905,259	4,752,229	4,599,869	4,448,182	4,297,164	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	41,102,618	37,981,101	34,873,091	31,778,589	28,686,487	25,603,215	22,533,523	19,477,410	16,434,878	13,387,261	10,349,538	45%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	27,429,785	25,445,287	23,466,666	21,491,055	19,523,968	17,565,405	15,615,365	13,673,847	11,740,854	9,816,384	7,900,437	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	30,631,144	26,491,717	22,370,242	18,253,919	14,126,241	10,016,702	5,879,029	1,747,267	- 2,450,131	- 6,706,486	- 11,007,310	25%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	102,212,998	88,606,938	75,059,881	61,571,826	48,142,773	34,724,349	21,258,870	7,702,304	- 6,039,881	- 20,049,446	- 34,309,489	10%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	4,010,041	3,642,158	3,275,860	2,911,144	2,548,012	2,186,463	1,826,496	1,468,114	1,111,315	756,099	402,467	45%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	8,163,614	7,559,492	6,957,953	6,358,998	5,762,624	5,168,834	4,577,625	3,989,000	3,402,958	2,819,498	2,238,620	45%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	24,043,851	20,639,842	17,250,596	13,876,115	10,489,587	7,107,859	3,726,504	331,220	- 3,124,236	- 6,603,125	- 10,120,358	25%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	25,799,263	22,417,768	19,028,523	15,654,042	12,294,324	8,912,914	5,546,112	2,163,816	- 1,235,290	- 4,702,470	- 8,194,715	25%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	13,187,258	12,004,729	10,827,290	9,654,942	8,487,686	7,325,519	6,168,445	5,016,460	3,869,567	2,727,765	1,591,053	40%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	25,546,252	22,385,385	19,238,200	16,095,839	12,945,833	9,809,644	6,679,000	3,533,424	397,154	- 2,806,609	- 6,030,992	30%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	5,733,252	5,142,107	4,553,511	3,967,463	3,383,964	2,803,014	2,224,612	1,648,759	1,075,455	500,713	- 75,658	35%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	6,696,379	6,006,705	5,320,006	4,636,280	3,955,526	3,277,747	2,602,941	1,931,108	1,262,249	591,827	- 80,493	40%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	4,149,699	3,678,981	3,210,296	2,743,646	2,279,028	1,816,444	1,355,892	897,375	436,901	- 23,512	- 488,500	30%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	4,988,742	4,423,874	3,861,448	3,301,462	2,743,915	2,188,809	1,636,143	1,085,916	533,481	- 18,880	- 576,872	30%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	5,827,783	5,168,768	4,512,600	3,859,277	3,208,802	2,561,174	1,916,392	1,274,457	630,060	- 14,247	- 665,243	35%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	595,882	562,451	529,161	496,013	463,006	430,141	397,419	364,837	332,397	300,097	267,941	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,192,642	1,125,780	1,059,200	992,904	926,892	861,162	795,715	730,552	665,672	601,075	536,760	50%
3	Low density housing scheme (9 houses)	9	£113,500	2,684,235	2,533,795	2,383,993	2,234,827	2,086,298	1,938,406	1,791,151	1,644,534	1,498,553	1,353,209	1,208,502	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	952,394	883,867	815,632	747,690	680,041	612,685	545,621	478,850	412,372	346,187	280,294	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,336,440	1,240,496	1,144,960	1,049,835	955,119	860,813	766,918	673,432	580,355	487,689	395,433	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	1,714,706	1,591,356	1,468,534	1,346,239	1,224,470	1,103,228	982,513	862,326	742,665	623,531	504,925	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	5,331,534	4,945,129	4,560,373	4,176,773	3,793,641	3,412,167	3,032,351	2,654,195	2,277,697	1,902,858	1,529,677	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	12,043,417	11,154,183	10,265,130	9,379,796	8,498,280	7,620,583	6,746,703	5,876,641	5,010,398	4,147,973	3,289,366	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	26,786,475	24,404,234	22,032,228	19,670,458	17,317,558	14,959,258	12,611,269	10,273,592	7,946,225	5,625,860	3,294,466	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	34,822,940	29,910,000	25,008,480	20,128,311	15,220,529	10,330,557	5,411,986	490,197	- 4,532,495	- 9,613,020	- 14,756,249	30%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	19,139,403	17,168,756	15,196,502	13,232,816	11,277,694	9,331,139	7,393,152	5,455,900	3,514,522	1,581,802	- 355,139	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	23,374,677	20,099,033	16,837,604	13,588,782	10,321,194	7,067,976	3,795,565	523,970	- 2,814,044	- 6,188,748	- 9,601,776	30%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	18,010,332	17,068,220	16,130,162	15,196,160	14,266,213	13,340,321	12,418,483	11,500,702	10,586,976	9,677,304	8,771,688	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,236,726	7,118,933	7,001,643	6,884,856	6,768,574	6,652,794	6,537,518	6,422,746	6,308,476	6,194,709	6,081,447	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	5,853,935	5,461,263	5,070,268	4,680,952	4,293,314	3,907,353	3,523,071	3,140,466	2,759,540	2,380,292	2,002,721	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	12,740,724	11,814,883	10,893,025	9,971,862	9,054,050	8,140,238	7,230,427	6,324,617	5,422,808	4,524,999	3,631,190	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	17,211,274	15,562,560	13,920,949	12,286,440	10,659,035	9,028,396	7,401,907	5,782,580	4,170,415	2,565,413	954,653	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	21,245,290	18,608,376	15,971,725	13,333,953	10,707,700	8,082,366	5,450,436	2,823,808	181,333	- 2,509,321	- 5,222,238	35%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	6,700,629	6,100,587	5,503,127	4,908,250	4,315,956	3,726,245	3,139,116	2,554,569	1,970,716	1,385,735	803,362	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	18,069,353	16,420,624	14,778,997	13,144,473	11,517,053	9,896,735	8,272,985	6,653,641	5,041,461	3,436,443	1,838,587	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	28,288,841	24,330,207	20,388,735	16,464,426	12,523,322	8,591,031	4,640,616	687,165	- 3,347,484	- 7,428,882	- 11,559,003	30%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	14,066,276	12,908,475	11,755,659	10,607,827	9,464,981	8,327,120	7,194,244	6,059,196	4,927,943	3,801,714	2,680,507	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	25,368,034	22,135,860	18,930,852	15,739,062	12,558,225	9,404,819	6,249,926	3,115,812	- 27,419	- 3,214,697	- 6,415,551	35%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	8,908,202	8,479,779	8,054,858	7,633,439	7,215,522	6,801,107	6,390,194	5,982,783	5,578,874	5,178,466	4,781,561	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	22,489,249	19,976,655	17,474,924	14,984,055	12,502,209	10,009,475	7,527,709	5,056,910	2,597,080	125,129	- 2,381,027	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	24,420,071	21,907,477	19,405,746	16,914,877	14,434,871	11,965,728	9,487,992	7,017,194	4,557,363	2,108,500	- 360,466	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	20,550,520	18,954,318	17,364,990	15,782,537	14,206,958	12,638,253	11,076,422	9,521,465	7,973,382	6,432,174	4,897,839	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	25,806,378	21,539,108	17,290,426	13,042,992	8,782,934	4,504,048	207,039	- 4,187,865	- 8,638,707	- 13,159,829	- 17,768,938	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	52,338,584	47,610,566	42,877,949	38,165,803	33,474,128	28,802,922	24,152,186	19,520,951	14,868,001	10,225,357	5,563,059	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	5,837,535	5,680,479	5,524,092	5,368,377	5,213,333	5,058,960	4,905,259	4,752,229	4,599,869	4,448,182	4,297,164	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	41,102,618	37,981,101	34,873,091	31,778,589	28,686,487	25,603,215	22,533,523	19,477,410	16,434,878	13,387,261	10,349,538	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	27,429,785	25,445,287	23,466,666	21,491,055	19,523,968	17,565,405	15,615,365	13,673,847	11,740,854	9,816,384	7,900,437	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	30,631,144	26,491,717	22,370,242	18,253,919	14,126,241	10,016,702	5,879,029	1,747,267	- 2,450,131	- 6,706,486	- 11,007,310	35%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	102,212,998	88,606,938	75,059,881	61,571,826	48,142,773	34,724,349	21,258,870	7,702,304	- 6,039,881	- 20,049,446	- 34,309,489	35%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	4,010,041	3,642,158	3,275,860	2,911,144	2,548,012	2,186,463	1,826,496	1,468,114	1,111,315	756,099	402,467	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	8,163,614	7,559,492	6,957,953	6,358,998	5,762,624	5,168,834	4,577,625	3,989,000	3,402,958	2,819,498	2,238,620	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	24,043,851	20,639,842	17,250,596	13,876,115	10,489,587	7,107,859	3,726,504	331,220	- 3,124,236	- 6,603,125	- 10,120,358	30%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	25,799,263	22,417,768	19,028,523	15,654,042	12,294,324	8,912,914	5,546,112	2,163,816	- 1,235,290	- 4,702,470	- 8,194,715	35%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	13,187,258	12,004,729	10,827,290	9,654,942	8,487,686	7,325,519	6,168,445	5,016,460	3,869,567	2,727,765	1,591,053	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	25,546,252	22,385,385	19,238,200	16,095,839	12,945,833	9,809,644	6,679,000	3,533,424	397,154	- 2,806,609	- 6,030,992	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	5,733,252	5,142,107	4,553,511	3,967,463	3,383,964	2,803,014	2,224,612	1,648,759	1,075,455	500,713	- 75,658	45%
44	High density retirement flatted scheme (70 flats)	70	£100,000	6,696,379	6,006,705	5,320,006	4,636,280	3,955,526	3,277,747	2,602,941	1,931,108	1,262,249	591,827	- 80,493	45%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	4,149,699	3,678,981	3,210,296	2,743,646	2,279,028	1,816,444	1,355,892	897,375	436,901	- 23,512	- 488,500	40%
47	High density extracare flatted scheme (60 flats)	60	£100,000	4,988,742	4,423,874	3,861,448	3,301,462	2,743,915	2,188,809	1,636,143	1,085,916	533,481	- 18,880	- 576,872	40%
48	High density extracare flatted scheme (70 flats)	70	£100,000	5,827,783	5,168,768	4,512,600	3,859,277	3,208,802	2,561,174	1,916,392	1,274,457	630,060	- 14,247	- 665,243	40%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £10,359 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	681,839	643,931	606,183	568,596	531,168	493,901	456,795	419,849	383,064	346,438	309,975	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,364,558	1,288,741	1,213,244	1,138,069	1,063,214	988,681	914,468	840,577	767,006	693,757	620,828	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	3,071,046	2,900,458	2,730,590	2,561,446	2,393,024	2,225,323	2,058,345	1,892,089	1,726,555	1,561,743	1,397,653	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,135,055	1,057,013	979,304	901,927	824,884	748,173	671,796	595,751	520,040	444,661	369,615	40%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,592,166	1,482,901	1,374,101	1,265,767	1,157,899	1,050,498	943,562	837,094	731,091	625,553	520,482	45%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,043,495	1,903,019	1,763,143	1,623,865	1,485,187	1,347,108	1,209,629	1,072,749	936,467	800,786	665,703	40%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	6,375,762	5,934,962	5,496,043	5,059,005	4,623,848	4,190,571	3,759,175	3,328,709	2,898,934	2,471,050	2,045,056	45%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	14,502,358	13,485,040	12,472,064	11,463,430	10,459,140	9,459,192	8,461,094	7,465,027	6,473,324	5,485,986	4,503,012	40%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	33,731,735	30,987,717	28,255,463	25,534,971	22,826,244	20,129,280	17,444,081	14,768,624	12,086,216	9,415,665	6,756,970	20%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	49,176,207	43,570,327	37,967,793	32,389,573	26,808,124	21,225,486	15,646,432	10,051,102	4,431,803	-1,234,737	-7,024,400	5%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	24,874,843	22,609,545	20,354,011	18,108,243	15,872,239	13,633,385	11,399,650	9,175,756	6,961,704	4,749,708	2,531,192	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	33,274,177	29,517,080	25,770,999	22,041,182	18,306,226	14,574,102	10,844,949	7,104,815	3,352,164	-423,559	-4,285,502	0%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	20,633,204	19,554,467	18,480,361	17,410,889	16,346,047	15,285,838	14,230,262	13,179,317	12,133,004	11,091,324	10,054,276	20%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,555,085	7,420,708	7,286,905	7,153,676	7,021,020	6,888,937	6,757,428	6,626,492	6,496,129	6,366,341	6,237,125	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	6,915,131	6,467,182	6,021,143	5,577,016	5,134,801	4,694,497	4,256,104	3,819,623	3,385,053	2,952,394	2,521,647	35%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	15,280,230	14,222,107	13,168,526	12,119,487	11,074,988	10,035,031	8,999,616	7,965,044	6,933,665	5,906,850	4,884,600	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	21,909,107	20,015,683	18,130,396	16,253,247	14,384,233	12,523,355	10,670,613	8,824,367	6,971,945	5,127,732	3,291,726	25%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	28,915,898	25,901,087	22,878,048	19,866,509	16,868,076	13,870,664	10,870,274	7,881,438	4,873,821	1,866,629	-1,172,284	25%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	8,369,134	7,682,179	6,998,175	6,317,120	5,639,015	4,963,860	4,291,654	3,622,398	2,956,092	2,292,735	1,629,398	25%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	22,767,185	20,873,747	18,988,445	17,111,280	15,242,250	13,381,357	11,528,600	9,683,979	7,842,992	5,998,762	4,162,741	40%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	39,929,901	35,364,886	30,819,596	26,294,029	21,788,185	17,302,065	12,823,499	8,327,087	3,815,645	-730,186	-5,379,125	15%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	17,313,535	15,986,585	14,665,334	13,349,783	12,039,931	10,735,778	9,437,325	8,144,570	6,857,515	5,571,971	4,286,220	35%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	34,692,100	30,981,775	27,302,417	23,638,155	19,991,154	16,375,381	12,767,916	9,179,139	5,597,023	2,026,417	-1,580,390	25%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	10,051,481	9,561,200	9,074,916	8,592,627	8,114,334	7,640,037	7,169,737	6,703,433	6,241,125	5,782,812	5,328,497	5%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	29,797,471	26,904,193	24,023,386	21,155,050	18,299,183	15,455,787	12,624,861	9,792,535	6,958,660	4,137,379	1,325,616	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	31,709,689	28,834,717	25,954,208	23,085,872	20,230,005	17,386,609	14,555,683	11,737,228	8,918,944	6,097,663	3,288,978	5%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	25,027,181	23,204,876	21,390,399	19,583,748	17,780,819	15,981,312	14,189,670	12,405,895	10,629,984	8,861,940	7,101,760	40%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	38,722,652	33,782,577	28,863,931	23,966,713	19,090,922	14,236,561	9,362,642	4,468,079	-472,375	-5,539,030	-10,682,575	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	65,670,855	60,293,954	54,938,980	49,583,317	44,237,260	38,872,688	33,529,732	28,210,232	22,914,188	17,641,602	12,344,400	20%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	6,262,014	6,082,845	5,904,442	5,726,803	5,549,928	5,373,818	5,198,472	5,023,891	4,850,074	4,677,022	4,504,735	5%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	50,136,975	46,544,861	42,968,242	39,407,117	35,861,487	32,331,351	28,816,710	25,317,563	21,813,929	18,325,681	14,853,021	20%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	33,014,763	30,739,344	28,473,642	26,217,656	23,971,386	21,734,832	19,507,994	17,281,733	15,063,770	12,855,570	10,657,133	30%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	42,727,117	37,993,759	33,280,856	28,584,219	23,870,235	19,176,890	14,474,669	9,773,041	5,048,983	309,292	-4,537,204	20%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	142,150,663	126,733,858	111,227,083	95,654,270	80,149,337	64,712,286	49,343,115	34,036,636	18,622,422	3,097,658	-12,821,154	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	5,030,546	4,609,507	4,190,274	3,772,850	3,357,233	2,943,424	2,531,423	2,121,229	1,712,844	1,306,265	901,495	45%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	9,832,117	9,141,084	8,453,000	7,767,867	7,085,683	6,406,449	5,730,163	5,056,829	4,386,443	3,719,007	3,054,521	30%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	33,977,289	30,086,462	26,212,449	22,355,250	18,486,186	14,626,541	10,775,897	6,906,974	3,039,961	-857,879	-4,836,028	20%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	35,721,080	31,837,668	27,963,655	24,106,457	20,264,113	16,404,467	12,561,796	8,712,028	4,860,274	987,611	-2,947,081	20%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	16,496,439	15,141,535	13,792,450	12,449,184	11,111,736	9,780,108	8,454,299	7,134,307	5,820,135	4,511,781	3,209,247	30%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	34,722,211	31,109,265	27,507,943	23,897,754	20,303,278	16,724,514	13,142,528	9,559,520	5,985,993	2,391,573	-1,228,572	25%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	7,421,950	6,742,842	6,066,653	5,393,384	4,723,036	4,055,607	3,391,100	2,729,512	2,070,844	1,415,097	762,269	30%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	8,666,527	7,874,229	7,085,338	6,299,854	5,517,776	4,739,106	3,963,843	3,191,985	2,423,536	1,658,492	896,856	35%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	5,506,688	4,965,286	4,426,214	3,889,476	3,355,068	2,822,992	2,293,248	1,765,836	1,240,757	718,009	191,683	20%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	6,617,128	5,967,439	5,320,549	4,676,457	4,035,163	3,396,667	2,760,969	2,128,070	1,497,969	870,666	239,208	25%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	7,727,568	6,969,594	6,214,884	5,463,438	4,715,257	3,970,341	3,228,690	2,490,303	1,755,182	1,023,324	286,734	30%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	681,839	643,931	606,183	568,596	531,168	493,901	456,795	419,849	383,064	346,438	309,975	25%
2	Low density housing scheme (4 houses)	4	£917,161	1,364,558	1,288,741	1,213,244	1,138,069	1,063,214	988,681	914,468	840,577	767,006	693,757	620,828	25%
3	Low density housing scheme (9 houses)	9	£2,081,956	3,071,046	2,900,458	2,730,590	2,561,446	2,393,024	2,225,323	2,058,345	1,892,089	1,726,555	1,561,743	1,397,653	25%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,135,055	1,057,013	979,304	901,927	824,884	748,173	671,796	595,751	520,040	444,661	369,615	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,592,166	1,482,901	1,374,101	1,265,767	1,157,899	1,050,498	943,562	837,094	731,091	625,553	520,482	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,043,495	1,903,019	1,763,143	1,623,865	1,485,187	1,347,108	1,209,629	1,072,749	936,467	800,786	665,703	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	6,375,762	5,934,962	5,496,043	5,059,005	4,623,848	4,190,571	3,759,175	3,328,709	2,898,934	2,471,050	2,045,056	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	14,502,358	13,485,040	12,472,064	11,463,430	10,459,140	9,459,192	8,461,094	7,465,027	6,473,324	5,485,986	4,503,012	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	33,731,735	30,987,717	28,255,463	25,534,971	22,826,244	20,129,280	17,444,081	14,768,624	12,086,216	9,415,665	6,756,970	35%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	49,176,207	43,570,327	37,967,793	32,389,573	26,808,124	21,225,486	15,646,432	10,051,102	4,431,803	-1,234,737	-7,024,400	20%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	24,874,843	22,609,545	20,354,011	18,108,243	15,872,239	13,633,385	11,399,650	9,175,756	6,961,704	4,749,708	2,531,192	10%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	33,274,177	29,517,080	25,770,999	22,041,182	18,306,226	14,574,102	10,844,949	7,104,815	3,352,164	-423,559	-4,285,502	20%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	20,633,204	19,554,467	18,480,361	17,410,889	16,346,047	15,285,838	14,230,262	13,179,317	12,133,004	11,091,324	10,054,276	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,555,085	7,420,708	7,286,905	7,153,676	7,021,020	6,888,937	6,757,428	6,626,492	6,496,129	6,366,341	6,237,125	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	6,915,131	6,467,182	6,021,143	5,577,016	5,134,801	4,694,497	4,256,104	3,819,623	3,385,053	2,952,394	2,521,647	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	15,280,230	14,222,107	13,168,526	12,119,487	11,074,988	10,035,031	8,999,616	7,965,044	6,933,665	5,906,850	4,884,600	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	21,909,107	20,015,683	18,130,396	16,253,247	14,384,233	12,523,355	10,670,613	8,824,367	6,971,945	5,127,732	3,291,726	40%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	28,915,898	25,901,087	22,878,048	19,866,509	16,868,076	13,870,664	10,870,274	7,881,438	4,873,821	1,866,629	-1,172,284	35%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	8,369,134	7,682,179	6,998,175	6,317,120	5,639,015	4,963,860	4,291,654	3,622,398	2,956,092	2,292,735	1,629,398	40%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	22,767,185	20,873,747	18,988,445	17,111,280	15,242,250	13,381,357	11,528,600	9,683,979	7,842,992	5,998,762	4,162,741	45%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	39,929,901	35,364,886	30,819,596	26,294,029	21,788,185	17,302,065	12,823,499	8,327,087	3,815,645	-730,186	-5,379,125	25%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	17,313,535	15,986,585	14,665,334	13,349,783	12,039,931	10,735,778	9,437,325	8,144,570	6,857,515	5,571,971	4,286,220	45%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	34,692,100	30,981,775	27,302,417	23,638,155	19,991,154	16,375,381	12,767,916	9,179,139	5,597,023	2,026,417	-1,580,390	30%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	10,051,481	9,561,200	9,074,916	8,592,627	8,114,334	7,640,037	7,169,737	6,703,433	6,241,125	5,782,812	5,328,497	45%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	29,797,471	26,904,193	24,023,386	21,155,050	18,299,183	15,455,787	12,624,861	9,792,535	6,958,660	4,137,379	1,325,616	15%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	31,709,689	28,834,717	25,954,208	23,085,872	20,230,005	17,386,609	14,555,683	11,737,228	8,918,944	6,097,663	3,288,978	25%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	25,027,181	23,204,876	21,390,399	19,583,748	17,780,819	15,981,312	14,189,670	12,405,895	10,629,984	8,861,940	7,101,760	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	38,722,652	33,782,577	28,863,931	23,966,713	19,090,922	14,236,561	9,362,642	4,468,079	-472,375	-5,539,030	-10,682,575	5%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	65,670,855	60,293,954	54,938,980	49,583,317	44,237,260	38,872,688	33,529,732	28,210,232	22,914,188	17,641,602	12,344,400	35%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,262,014	6,082,845	5,904,442	5,726,803	5,549,928	5,373,818	5,198,472	5,023,891	4,850,074	4,677,022	4,504,735	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	50,136,975	46,544,861	42,968,242	39,407,117	35,861,487	32,331,351	28,816,710	25,317,563	21,813,929	18,325,681	14,853,021	40%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	33,014,763	30,739,344	28,473,642	26,217,656	23,971,386	21,734,832	19,507,994	17,281,733	15,063,770	12,855,570	10,657,133	45%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	42,727,117	37,993,759	33,280,856	28,584,219	23,870,235	19,176,890	14,474,669	9,773,041	5,048,983	309,292	-4,537,204	30%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	142,150,663	126,733,858	111,227,083	95,654,270	80,149,337	64,712,286	49,343,115	34,036,636	18,622,422	3,097,658	-12,821,154	10%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	5,030,546	4,609,507	4,190,274	3,772,850	3,357,233	2,943,424	2,531,423	2,121,229	1,712,844	1,306,265	901,495	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	9,832,117	9,141,084	8,453,000	7,767,867	7,085,683	6,406,449	5,730,163	5,056,829	4,386,443	3,719,007	3,054,521	45%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	33,977,289	30,086,462	26,212,449	22,355,250	18,486,186	14,626,541	10,775,897	6,906,974	3,039,961	-857,879	-4,836,028	30%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	35,721,080	31,837,668	27,963,655	24,106,457	20,264,113	16,404,467	12,561,796	8,712,028	4,860,274	987,611	-2,947,081	30%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	16,496,439	15,141,535	13,792,450	12,449,184	11,111,736	9,780,108	8,454,299	7,134,307	5,820,135	4,511,781	3,209,247	40%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	34,722,211	31,109,265	27,507,943	23,897,754	20,303,278	16,724,514	13,142,528	9,559,520	5,985,993	2,391,573	-1,228,572	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	7,421,950	6,742,842	6,066,653	5,393,384	4,723,036	4,055,607	3,391,100	2,729,512	2,070,844	1,415,097	762,269	40%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	8,666,527	7,874,229	7,085,338	6,299,854	5,517,776	4,739,106	3,963,843	3,191,985	2,423,536	1,658,492	896,856	40%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	5,506,688	4,965,286	4,426,214	3,889,476	3,355,068	2,822,992	2,293,248	1,765,836	1,240,757	718,009	191,683	30%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	6,617,128	5,967,439	5,320,549	4,676,457	4,035,163	3,396,667	2,760,969	2,128,070	1,497,969	870,666	239,208	35%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	7,727,568	6,969,594	6,214,884	5,463,438	4,715,257	3,970,341	3,228,690	2,490,303	1,755,182	1,023,324	286,734	35%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	681,839	643,931	606,183	568,596	531,168	493,901	456,795	419,849	383,064	346,438	309,975	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,364,558	1,288,741	1,213,244	1,138,069	1,063,214	988,681	914,468	840,577	767,006	693,757	620,828	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	3,071,046	2,900,458	2,730,590	2,561,446	2,393,024	2,225,323	2,058,345	1,892,089	1,726,555	1,561,743	1,397,653	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,135,055	1,057,013	979,304	901,927	824,884	748,173	671,796	595,751	520,040	444,661	369,615	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,592,166	1,482,901	1,374,101	1,265,767	1,157,899	1,050,498	943,562	837,094	731,091	625,553	520,482	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,043,495	1,903,019	1,763,143	1,623,865	1,485,187	1,347,108	1,209,629	1,072,749	936,467	800,786	665,703	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	6,375,762	5,934,962	5,496,043	5,059,005	4,623,848	4,190,571	3,759,175	3,328,709	2,898,934	2,471,050	2,045,056	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	14,502,358	13,485,040	12,472,064	11,463,430	10,459,140	9,459,192	8,461,094	7,465,027	6,473,324	5,485,986	4,503,012	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	33,731,735	30,987,717	28,255,463	25,534,971	22,826,244	20,129,280	17,444,081	14,768,624	12,086,216	9,415,665	6,756,970	45%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	49,176,207	43,570,327	37,967,793	32,389,573	26,808,124	21,225,486	15,646,432	10,051,102	4,431,803	-1,234,737	-7,024,400	30%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	24,874,843	22,609,545	20,354,011	18,108,243	15,872,239	13,633,385	11,399,650	9,175,756	6,961,704	4,749,708	2,531,192	25%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	33,274,177	29,517,080	25,770,999	22,041,182	18,306,226	14,574,102	10,844,949	7,104,815	3,352,164	-423,559	-4,285,502	25%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	20,633,204	19,554,467	18,480,361	17,410,889	16,346,047	15,285,838	14,230,262	13,179,317	12,133,004	11,091,324	10,054,276	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,555,085	7,420,708	7,286,905	7,153,676	7,021,020	6,888,937	6,757,428	6,626,492	6,496,129	6,366,341	6,237,125	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	6,915,131	6,467,182	6,021,143	5,577,016	5,134,801	4,694,497	4,256,104	3,819,623	3,385,053	2,952,394	2,521,647	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	15,280,230	14,222,107	13,168,526	12,119,487	11,074,988	10,035,031	8,999,616	7,965,044	6,933,665	5,906,850	4,884,600	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	21,909,107	20,015,683	18,130,396	16,253,247	14,384,233	12,523,355	10,670,613	8,824,367	6,971,945	5,127,732	3,291,726	45%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	28,915,898	25,901,087	22,878,048	19,866,509	16,868,076	13,870,664	10,870,274	7,881,438	4,873,821	1,866,629	-1,172,284	40%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	8,369,134	7,682,179	6,998,175	6,317,120	5,639,015	4,963,860	4,291,654	3,622,398	2,956,092	2,292,735	1,629,398	45%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	22,767,185	20,873,747	18,988,445	17,111,280	15,242,250	13,381,357	11,528,600	9,683,979	7,842,992	5,998,762	4,162,741	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	39,929,901	35,364,886	30,819,596	26,294,029	21,788,185	17,302,065	12,823,499	8,327,087	3,815,645	-730,186	-5,379,125	30%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	17,313,535	15,986,585	14,665,334	13,349,783	12,039,931	10,735,778	9,437,325	8,144,570	6,857,515	5,571,971	4,286,220	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	34,692,100	30,981,775	27,302,417	23,638,155	19,991,154	16,375,381	12,767,916	9,179,139	5,597,023	2,026,417	-1,580,390	35%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	10,051,481	9,561,200	9,074,916	8,592,627	8,114,334	7,640,037	7,169,737	6,703,433	6,241,125	5,782,812	5,328,497	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	29,797,471	26,904,193	24,023,386	21,155,050	18,299,183	15,455,787	12,624,861	9,792,535	6,958,660	4,137,379	1,325,616	25%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	31,709,689	28,834,717	25,954,208	23,085,872	20,230,005	17,386,609	14,555,683	11,737,228	8,918,944	6,097,663	3,288,978	35%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	25,027,181	23,204,876	21,390,399	19,583,748	17,780,819	15,981,312	14,189,670	12,405,895	10,629,984	8,861,940	7,101,760	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	38,722,652	33,782,577	28,863,931	23,966,713	19,090,922	14,236,561	9,362,642	4,468,079	-472,375	-5,539,030	-10,682,575	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	65,670,855	60,293,954	54,938,980	49,583,317	44,237,260	38,872,688	33,529,732	28,210,232	22,914,188	17,641,602	12,344,400	45%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,262,014	6,082,845	5,904,442	5,726,803	5,549,928	5,373,818	5,198,472	5,023,891	4,850,074	4,677,022	4,504,735	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	50,136,975	46,544,861	42,968,242	39,407,117	35,861,487	32,331,351	28,816,710	25,317,563	21,813,929	18,325,681	14,853,021	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	33,014,763	30,739,344	28,473,642	26,217,656	23,971,386	21,734,832	19,507,994	17,281,733	15,063,770	12,855,570	10,657,133	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	42,727,117	37,993,759	33,280,856	28,584,219	23,870,235	19,176,890	14,474,669	9,773,041	5,048,983	309,292	-4,537,204	35%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	142,150,663	126,733,858	111,227,083	95,654,270	80,149,337	64,712,286	49,343,115	34,036,636	18,622,422	3,097,658	-12,821,154	20%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	5,030,546	4,609,507	4,190,274	3,772,850	3,357,233	2,943,424	2,531,423	2,121,229	1,712,844	1,306,265	901,495	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	9,832,117	9,141,084	8,453,000	7,767,867	7,085,683	6,406,449	5,730,163	5,056,829	4,386,443	3,719,007	3,054,521	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	33,977,289	30,086,462	26,212,449	22,355,250	18,486,186	14,626,541	10,775,897	6,906,974	3,039,961	-857,879	-4,836,028	35%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	35,721,080	31,837,668	27,963,655	24,106,457	20,264,113	16,404,467	12,561,796	8,712,028	4,860,274	987,611	-2,947,081	35%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	16,496,439	15,141,535	13,792,450	12,449,184	11,111,736	9,780,108	8,454,299	7,134,307	5,820,135	4,511,781	3,209,247	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	34,722,211	31,109,265	27,507,943	23,897,754	20,303,278	16,724,514	13,142,528	9,559,520	5,985,993	2,391,573	-1,228,572	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	7,421,950	6,742,842	6,066,653	5,393,384	4,723,036	4,055,607	3,391,100	2,729,512	2,070,844	1,415,097	762,269	45%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	8,666,527	7,874,229	7,085,338	6,299,854	5,517,776	4,739,106	3,963,843	3,191,985	2,423,536	1,658,492	896,856	45%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	5,506,688	4,965,286	4,426,214	3,889,476	3,355,068	2,822,992	2,293,248	1,765,836	1,240,757	718,009	191,683	40%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	6,617,128	5,967,439	5,320,549	4,676,457	4,035,163	3,396,667	2,760,969	2,128,070	1,497,969	870,666	239,208	40%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	7,727,568	6,969,594	6,214,884	5,463,438	4,715,257	3,970,341	3,228,690	2,490,303	1,755,182	1,023,324	286,734	40%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	681,839	643,931	606,183	568,596	531,168	493,901	456,795	419,849	383,064	346,438	309,975	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,364,558	1,288,741	1,213,244	1,138,069	1,063,214	988,681	914,468	840,577	767,006	693,757	620,828	50%
3	Low density housing scheme (9 houses)	9	£113,500	3,071,046	2,900,458	2,730,590	2,561,446	2,393,024	2,225,323	2,058,345	1,892,089	1,726,555	1,561,743	1,397,653	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,135,055	1,057,013	979,304	901,927	824,884	748,173	671,796	595,751	520,040	444,661	369,615	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,592,166	1,482,901	1,374,101	1,265,767	1,157,899	1,050,498	943,562	837,094	731,091	625,553	520,482	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,043,495	1,903,019	1,763,143	1,623,865	1,485,187	1,347,108	1,209,629	1,072,749	936,467	800,786	665,703	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	6,375,762	5,934,962	5,496,043	5,059,005	4,623,848	4,190,571	3,759,175	3,328,709	2,898,934	2,471,050	2,045,056	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	14,502,358	13,485,040	12,472,064	11,463,430	10,459,140	9,459,192	8,461,094	7,465,027	6,473,324	5,485,986	4,503,012	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	33,731,735	30,987,717	28,255,463	25,534,971	22,826,244	20,129,280	17,444,081	14,768,624	12,086,216	9,415,665	6,756,970	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	49,176,207	43,570,327	37,967,793	32,389,573	26,808,124	21,225,486	15,646,432	10,051,102	4,431,803	-1,234,737	-7,024,400	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	24,874,843	22,609,545	20,354,011	18,108,243	15,872,239	13,633,385	11,399,650	9,175,756	6,961,704	4,749,708	2,531,192	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	33,274,177	29,517,080	25,770,999	22,041,182	18,306,226	14,574,102	10,844,949	7,104,815	3,352,164	-423,559	-4,285,502	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	20,633,204	19,554,467	18,480,361	17,410,889	16,346,047	15,285,838	14,230,262	13,179,317	12,133,004	11,091,324	10,054,276	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,555,085	7,420,708	7,286,905	7,153,676	7,021,020	6,888,937	6,757,428	6,626,492	6,496,129	6,366,341	6,237,125	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	6,915,131	6,467,182	6,021,143	5,577,016	5,134,801	4,694,497	4,256,104	3,819,623	3,385,053	2,952,394	2,521,647	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	15,280,230	14,222,107	13,168,526	12,119,487	11,074,988	10,035,031	8,999,616	7,965,044	6,933,665	5,906,850	4,884,600	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	21,909,107	20,015,683	18,130,396	16,253,247	14,384,233	12,523,355	10,670,613	8,824,367	6,971,945	5,127,732	3,291,726	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	28,915,898	25,901,087	22,878,048	19,866,509	16,868,076	13,870,664	10,870,274	7,881,438	4,873,821	1,866,629	-1,172,284	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	8,369,134	7,682,179	6,998,175	6,317,120	5,639,015	4,963,860	4,291,654	3,622,398	2,956,092	2,292,735	1,629,398	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	22,767,185	20,873,747	18,988,445	17,111,280	15,242,250	13,381,357	11,528,600	9,683,979	7,842,992	5,998,762	4,162,741	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	39,929,901	35,364,886	30,819,596	26,294,029	21,788,185	17,302,065	12,823,499	8,327,087	3,815,645	-730,186	-5,379,125	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	17,313,535	15,986,585	14,665,334	13,349,783	12,039,931	10,735,778	9,437,325	8,144,570	6,857,515	5,571,971	4,286,220	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	34,692,100	30,981,775	27,302,417	23,638,155	19,991,154	16,375,381	12,767,916	9,179,139	5,597,023	2,026,417	-1,580,390	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	10,051,481	9,561,200	9,074,916	8,592,627	8,114,334	7,640,037	7,169,737	6,703,433	6,241,125	5,782,812	5,328,497	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	29,797,471	26,904,193	24,023,386	21,155,050	18,299,183	15,455,787	12,624,861	9,792,535	6,958,660	4,137,379	1,325,616	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	31,709,689	28,834,717	25,954,208	23,085,872	20,230,005	17,386,609	14,555,683	11,737,228	8,918,944	6,097,663	3,288,978	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	25,027,181	23,204,876	21,390,399	19,583,748	17,780,819	15,981,312	14,189,670	12,405,895	10,629,984	8,861,940	7,101,760	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	38,722,652	33,782,577	28,863,931	23,966,713	19,090,922	14,236,561	9,362,642	4,468,079	-472,375	-5,539,030	-10,682,575	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	65,670,855	60,293,954	54,938,980	49,583,317	44,237,260	38,872,688	33,529,732	28,210,232	22,914,188	17,641,602	12,344,400	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,262,014	6,082,845	5,904,442	5,726,803	5,549,928	5,373,818	5,198,472	5,023,891	4,850,074	4,677,022	4,504,735	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	50,136,975	46,544,861	42,968,242	39,407,117	35,861,487	32,331,351	28,816,710	25,317,563	21,813,929	18,325,681	14,853,021	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	33,014,763	30,739,344	28,473,642	26,217,656	23,971,386	21,734,832	19,507,994	17,281,733	15,063,770	12,855,570	10,657,133	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	42,727,117	37,993,759	33,280,856	28,584,219	23,870,235	19,176,890	14,474,669	9,773,041	5,048,983	309,292	-4,537,204	40%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	142,150,663	126,733,858	111,227,083	95,654,270	80,149,337	64,712,286	49,343,115	34,036,636	18,622,422	3,097,658	-12,821,154	40%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	5,030,546	4,609,507	4,190,274	3,772,850	3,357,233	2,943,424	2,531,423	2,121,229	1,712,844	1,306,265	901,495	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	9,832,117	9,141,084	8,453,000	7,767,867	7,085,683	6,406,449	5,730,163	5,056,829	4,386,443	3,719,007	3,054,521	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	33,977,289	30,086,462	26,212,449	22,355,250	18,486,186	14,626,541	10,775,897	6,906,974	3,039,961	-857,879	-4,836,028	40%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	35,721,080	31,837,668	27,963,655	24,106,457	20,264,113	16,404,467	12,561,796	8,712,028	4,860,274	987,611	-2,947,081	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	16,496,439	15,141,535	13,792,450	12,449,184	11,111,736	9,780,108	8,454,299	7,134,307	5,820,135	4,511,781	3,209,247	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	34,722,211	31,109,265	27,507,943	23,897,754	20,303,278	16,724,514	13,142,528	9,559,520	5,985,993	2,391,573	-1,228,572	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	7,421,950	6,742,842	6,066,653	5,393,384	4,723,036	4,055,607	3,391,100	2,729,512	2,070,844	1,415,097	762,269	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	8,666,527	7,874,229	7,085,338	6,299,854	5,517,776	4,739,106	3,963,843	3,191,985	2,423,536	1,658,492	896,856	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	5,506,688	4,965,286	4,426,214	3,889,476	3,355,068	2,822,992	2,293,248	1,765,836	1,240,757	718,009	191,683	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	6,617,128	5,967,439	5,320,549	4,676,457	4,035,163	3,396,667	2,760,969	2,128,070	1,497,969	870,666	239,208	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	7,727,568	6,969,594	6,214,884	5,463,438	4,715,257	3,970,341	3,228,690	2,490,303	1,755,182	1,023,324	286,734	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,135 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	767,797	725,411	683,204	641,177	599,329	557,660	516,171	474,861	433,731	392,780	352,008	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,536,474	1,451,702	1,367,288	1,283,234	1,199,537	1,116,201	1,033,222	950,602	868,341	786,438	704,895	0%
3	Low density housing scheme (9 houses)	9	£3,504,327	3,457,857	3,267,119	3,077,189	2,888,066	2,699,751	2,512,241	2,325,539	2,139,645	1,954,558	1,770,277	1,586,805	0%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,317,716	1,230,159	1,142,975	1,056,165	969,727	883,663	797,971	712,653	627,708	543,136	458,937	45%
5	Medium density flatted scheme (7 flats)	7	£617,503	1,847,891	1,725,304	1,603,240	1,481,698	1,360,679	1,240,183	1,120,207	1,000,756	881,825	763,418	645,532	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,372,285	2,214,682	2,057,751	1,901,492	1,745,904	1,590,988	1,436,743	1,283,171	1,130,270	978,040	826,482	45%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	7,419,989	6,924,795	6,431,713	5,940,740	5,451,879	4,965,127	4,480,487	3,997,957	3,517,537	3,039,228	2,560,435	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	16,961,300	15,815,896	14,675,375	13,539,739	12,408,985	11,283,115	10,162,128	9,046,026	7,934,806	6,824,000	5,716,658	45%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	40,633,844	37,543,884	34,467,145	31,399,484	28,333,564	25,280,934	22,241,597	19,215,550	16,202,796	13,202,158	10,191,512	25%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	63,306,129	57,029,070	50,770,553	44,502,572	38,233,878	31,968,188	25,718,889	19,446,585	13,171,047	6,875,916	533,420	15%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	30,610,284	28,046,228	25,493,198	22,951,195	20,420,219	17,900,269	15,391,345	12,887,783	10,380,536	7,884,407	5,399,396	0%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	43,064,696	38,821,432	34,596,458	30,389,774	26,179,729	21,975,349	17,782,758	13,574,543	9,368,036	5,149,924	897,961	15%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	23,256,076	22,040,714	20,830,561	19,625,617	18,425,882	17,231,357	16,042,040	14,857,932	13,679,034	12,505,344	11,336,864	30%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,873,443	7,722,484	7,572,167	7,422,495	7,273,466	7,125,080	6,977,338	6,830,239	6,683,784	6,537,972	6,392,803	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	7,976,326	7,473,099	6,972,018	6,473,080	5,976,288	5,481,640	4,989,137	4,498,779	4,010,566	3,524,497	3,040,574	40%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	17,819,737	16,629,333	15,444,028	14,263,823	13,088,718	11,918,713	10,753,808	9,594,004	8,439,300	7,288,702	6,138,010	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	26,593,214	24,466,255	22,339,844	20,220,052	18,109,430	16,007,977	13,915,694	11,832,580	9,758,636	7,690,051	5,615,880	35%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	36,526,156	33,114,930	29,718,383	26,336,515	22,969,326	19,590,640	16,226,044	12,868,180	9,500,507	6,134,656	2,758,300	35%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	10,037,637	9,263,772	8,493,222	7,725,989	6,962,074	6,201,475	5,444,192	4,690,226	3,939,577	3,192,244	2,448,229	35%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	27,438,397	25,311,423	23,193,569	21,078,085	18,967,447	16,865,978	14,773,680	12,690,550	10,616,591	8,551,801	6,486,894	45%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	51,545,462	46,399,566	41,250,456	36,123,631	31,019,091	25,936,833	20,876,862	15,839,173	10,802,981	5,750,651	658,253	25%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	20,560,794	19,064,695	17,575,010	16,091,739	14,614,880	13,144,436	11,680,405	10,222,787	8,771,584	7,326,794	5,888,417	40%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	43,982,921	39,769,911	35,591,881	31,448,835	27,340,769	23,267,685	19,199,188	15,161,730	11,134,611	7,126,914	3,109,232	30%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	11,194,760	10,642,622	10,094,973	9,551,814	9,013,146	8,478,969	7,949,281	7,424,084	6,903,376	6,387,158	5,875,431	15%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	37,040,610	33,788,888	30,551,147	27,326,044	24,094,318	20,876,669	17,673,097	14,483,603	11,308,188	8,126,542	4,947,067	0%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	38,942,415	35,690,693	32,452,951	29,229,190	26,019,410	22,807,491	19,603,919	16,414,426	13,239,010	10,077,672	6,907,351	15%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	29,492,378	27,437,482	25,391,395	23,354,118	21,325,650	19,305,991	17,295,142	15,290,324	13,286,586	11,291,706	9,305,681	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	51,633,738	46,026,045	40,437,435	34,873,094	29,333,022	23,817,221	18,325,688	12,858,425	7,364,612	1,829,149	-3,831,666	0%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	78,801,469	72,796,144	66,789,814	60,809,338	54,831,351	48,865,444	42,886,669	36,898,541	30,916,249	24,960,399	19,030,993	25%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	6,686,492	6,485,213	6,284,792	6,085,228	5,886,522	5,688,674	5,491,685	5,295,553	5,100,280	4,905,863	4,712,306	15%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	59,171,333	55,108,622	51,063,393	47,035,646	43,025,380	39,032,596	35,057,294	31,099,474	27,159,136	23,236,279	19,315,489	30%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	38,599,740	36,033,402	33,478,009	30,933,560	28,400,055	25,877,495	23,365,880	20,865,210	18,375,483	15,894,756	13,413,830	35%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	54,801,398	49,439,095	44,099,901	38,783,816	33,490,841	28,220,976	22,944,505	17,672,089	12,387,635	7,096,587	1,771,715	30%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	180,909,774	163,766,109	146,615,449	129,411,108	112,105,844	94,651,848	77,224,555	59,874,022	42,600,249	25,333,220	7,912,865	0%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	6,045,184	5,573,495	5,103,827	4,634,555	4,166,455	3,700,385	3,236,349	2,774,344	2,314,371	1,856,432	1,400,524	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	11,500,622	10,722,677	9,948,049	9,176,737	8,408,742	7,644,064	6,882,702	6,124,657	5,369,929	4,618,517	3,870,423	35%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	43,815,881	39,442,716	35,088,397	30,739,402	26,388,359	22,056,315	17,726,483	13,390,515	9,058,198	4,711,042	338,824	30%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	45,540,769	41,167,604	36,813,285	32,477,811	28,139,566	23,807,522	19,494,475	15,168,441	10,851,659	6,516,097	2,171,421	30%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	19,782,542	18,263,312	16,750,594	15,243,426	13,735,788	12,234,697	10,740,153	9,252,154	7,770,704	6,295,799	4,827,441	40%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	43,846,326	39,759,588	35,688,883	31,635,773	27,600,257	23,570,288	19,536,643	15,520,740	11,500,795	7,479,192	3,445,848	35%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	9,110,649	8,343,576	7,579,795	6,819,305	6,062,107	5,308,201	4,557,587	3,810,264	3,066,232	2,325,493	1,588,045	35%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	10,636,675	9,741,752	8,850,670	7,963,428	7,080,027	6,200,466	5,324,744	4,452,863	3,584,822	2,720,622	1,860,261	40%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	6,863,679	6,251,590	5,642,132	5,035,304	4,431,107	3,829,540	3,230,605	2,634,298	2,040,622	1,449,577	861,162	30%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	8,245,516	7,511,005	6,779,650	6,051,452	5,326,411	4,604,526	3,885,796	3,170,224	2,457,808	1,748,549	1,042,446	35%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	9,627,354	8,770,420	7,917,169	7,067,600	6,221,713	5,379,510	4,540,988	3,706,149	2,874,994	2,047,520	1,223,728	35%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	767,797	725,411	683,204	641,177	599,329	557,660	516,171	474,861	433,731	392,780	352,008	35%
2	Low density housing scheme (4 houses)	4	£917,161	1,536,474	1,451,702	1,367,288	1,283,234	1,199,537	1,116,201	1,033,222	950,602	868,341	786,438	704,895	35%
3	Low density housing scheme (9 houses)	9	£2,081,956	3,457,857	3,267,119	3,077,189	2,888,066	2,699,751	2,512,241	2,325,539	2,139,645	1,954,558	1,770,277	1,586,805	35%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,317,716	1,230,159	1,142,975	1,056,165	969,727	883,663	797,971	712,653	627,708	543,136	458,937	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	1,847,891	1,725,304	1,603,240	1,481,698	1,360,679	1,240,183	1,120,207	1,000,756	881,825	763,418	645,532	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,372,285	2,214,682	2,057,751	1,901,492	1,745,904	1,590,988	1,436,743	1,283,171	1,130,270	978,040	826,482	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	7,419,989	6,924,795	6,431,713	5,940,740	5,451,879	4,965,127	4,480,487	3,997,957	3,517,537	3,039,228	2,560,435	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	16,961,300	15,815,896	14,675,375	13,539,739	12,408,985	11,283,115	10,162,128	9,046,026	7,934,806	6,824,000	5,716,658	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	40,633,844	37,543,884	34,467,145	31,399,484	28,333,564	25,280,934	22,241,597	19,215,550	16,202,796	13,202,158	10,191,512	40%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	63,306,129	57,029,070	50,770,553	44,502,572	38,233,878	31,968,188	25,718,889	19,446,585	13,171,047	6,875,916	533,420	30%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	30,610,284	28,046,228	25,493,198	22,951,195	20,420,219	17,900,269	15,391,345	12,887,783	10,380,536	7,884,407	5,399,396	20%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	43,064,696	38,821,432	34,596,458	30,389,774	26,179,729	21,975,349	17,782,758	13,574,543	9,368,036	5,149,924	897,961	25%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	23,256,076	22,040,714	20,830,561	19,625,617	18,425,882	17,231,357	16,042,040	14,857,932	13,679,034	12,505,344	11,336,864	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,873,443	7,722,484	7,572,167	7,422,495	7,273,466	7,125,080	6,977,338	6,830,239	6,683,784	6,537,972	6,392,803	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	7,976,326	7,473,099	6,972,018	6,473,080	5,976,288	5,481,640	4,989,137	4,498,779	4,010,566	3,524,497	3,040,574	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	17,819,737	16,629,333	15,444,028	14,263,823	13,088,718	11,918,713	10,753,808	9,594,004	8,439,300	7,288,702	6,138,010	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	26,593,214	24,466,255	22,339,844	20,220,052	18,109,430	16,007,977	13,915,694	11,832,580	9,758,636	7,690,051	5,615,880	45%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	36,526,156	33,114,930	29,718,383	26,336,515	22,969,326	19,590,640	16,226,044	12,868,180	9,500,507	6,134,656	2,758,300	40%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	10,037,637	9,263,772	8,493,222	7,725,989	6,962,074	6,201,475	5,444,192	4,690,226	3,939,577	3,192,244	2,448,229	45%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	27,438,397	25,311,423	23,193,569	21,078,085	18,967,447	16,865,978	14,773,680	12,690,550	10,616,591	8,551,801	6,486,894	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	51,545,462	46,399,566	41,250,456	36,123,631	31,019,091	25,936,833	20,876,862	15,839,173	10,802,981	5,750,651	658,253	35%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	20,560,794	19,064,695	17,575,010	16,091,739	14,614,880	13,144,436	11,680,405	10,222,787	8,771,584	7,326,794	5,888,417	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	43,982,921	39,769,911	35,591,881	31,448,835	27,340,769	23,267,685	19,199,188	15,161,730	11,134,611	7,126,914	3,109,232	40%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	11,194,760	10,642,622	10,094,973	9,551,814	9,013,146	8,478,969	7,949,281	7,424,084	6,903,376	6,387,158	5,875,431	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	37,040,610	33,788,888	30,551,147	27,326,044	24,094,318	20,876,669	17,673,097	14,483,603	11,308,188	8,126,542	4,947,067	20%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	38,942,415	35,690,693	32,452,951	29,229,190	26,019,410	22,807,491	19,603,919	16,414,426	13,239,010	10,077,672	6,907,351	30%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	29,492,378	27,437,482	25,391,395	23,354,118	21,325,650	19,305,991	17,295,142	15,290,324	13,286,586	11,291,706	9,305,681	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	51,633,738	46,026,045	40,437,435	34,873,094	29,333,022	23,817,221	18,325,688	12,858,425	7,364,612	1,829,149	-3,831,666	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	78,801,469	72,796,144	66,789,814	60,809,338	54,831,351	48,865,444	42,886,669	36,898,541	30,916,249	24,960,399	19,030,993	40%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,686,492	6,485,213	6,284,792	6,085,228	5,886,522	5,688,674	5,491,685	5,295,553	5,100,280	4,905,863	4,712,306	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	59,171,333	55,108,622	51,063,393	47,035,646	43,025,380	39,032,596	35,057,294	31,099,474	27,159,136	23,236,279	19,315,489	45%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	38,599,740	36,033,402	33,478,009	30,933,560	28,400,055	25,877,495	23,365,880	20,865,210	18,375,483	15,894,756	13,413,830	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	54,801,398	49,439,095	44,099,901	38,783,816	33,490,841	28,220,976	22,944,505	17,672,089	12,387,635	7,096,587	1,771,715	35%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	180,909,774	163,766,109	146,615,449	129,411,108	112,105,844	94,651,848	77,224,555	59,874,022	42,600,249	25,333,220	7,912,865	20%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	6,045,184	5,573,495	5,103,827	4,634,555	4,166,455	3,700,385	3,236,349	2,774,344	2,314,371	1,856,432	1,400,524	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	11,500,622	10,722,677	9,948,049	9,176,737	8,408,742	7,644,064	6,882,702	6,124,657	5,369,929	4,618,517	3,870,423	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	43,815,881	39,442,716	35,088,397	30,739,402	26,388,359	22,056,315	17,726,483	13,390,515	9,058,198	4,711,042	338,824	35%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	45,540,769	41,167,604	36,813,285	32,477,811	28,139,566	23,807,522	19,494,475	15,168,441	10,851,659	6,516,097	2,171,421	40%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	19,782,542	18,263,312	16,750,594	15,243,426	13,735,788	12,234,697	10,740,153	9,252,154	7,770,704	6,295,799	4,827,441	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	43,846,326	39,759,588	35,688,883	31,635,773	27,600,257	23,570,288	19,536,643	15,520,740	11,500,795	7,479,192	3,445,848	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	9,110,649	8,343,576	7,579,795	6,819,305	6,062,107	5,308,201	4,557,587	3,810,264	3,066,232	2,325,493	1,588,045	45%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	10,636,675	9,741,752	8,850,670	7,963,428	7,080,027	6,200,466	5,324,744	4,452,863	3,584,822	2,720,622	1,860,261	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	6,863,679	6,251,590	5,642,132	5,035,304	4,431,107	3,829,540	3,230,605	2,634,298	2,040,622	1,449,577	861,162	40%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	8,245,516	7,511,005	6,779,650	6,051,452	5,326,411	4,604,526	3,885,796	3,170,224	2,457,808	1,748,549	1,042,446	40%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	9,627,354	8,770,420	7,917,169	7,067,600	6,221,713	5,379,510	4,540,988	3,706,149	2,874,994	2,047,520	1,223,728	45%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	767,797	725,411	683,204	641,177	599,329	557,660	516,171	474,861	433,731	392,780	352,008	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,536,474	1,451,702	1,367,288	1,283,234	1,199,537	1,116,201	1,033,222	950,602	868,341	786,438	704,895	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	3,457,857	3,267,119	3,077,189	2,888,066	2,699,751	2,512,241	2,325,539	2,139,645	1,954,558	1,770,277	1,586,805	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,317,716	1,230,159	1,142,975	1,056,165	969,727	883,663	797,971	712,653	627,708	543,136	458,937	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	1,847,891	1,725,304	1,603,240	1,481,698	1,360,679	1,240,183	1,120,207	1,000,756	881,825	763,418	645,532	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,372,285	2,214,682	2,057,751	1,901,492	1,745,904	1,590,988	1,436,743	1,283,171	1,130,270	978,040	826,482	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	7,419,989	6,924,795	6,431,713	5,940,740	5,451,879	4,965,127	4,480,487	3,997,957	3,517,537	3,039,228	2,560,435	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	16,961,300	15,815,896	14,675,375	13,539,739	12,408,985	11,283,115	10,162,128	9,046,026	7,934,806	6,824,000	5,716,658	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	40,633,844	37,543,884	34,467,145	31,399,484	28,333,564	25,280,934	22,241,597	19,215,550	16,202,796	13,202,158	10,191,512	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	63,306,129	57,029,070	50,770,553	44,502,572	38,233,878	31,968,188	25,718,889	19,446,585	13,171,047	6,875,916	533,420	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	30,610,284	28,046,228	25,493,198	22,951,195	20,420,219	17,900,269	15,391,345	12,887,783	10,380,536	7,884,407	5,399,396	35%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	43,064,696	38,821,432	34,596,458	30,389,774	26,179,729	21,975,349	17,782,758	13,574,543	9,368,036	5,149,924	897,961	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	23,256,076	22,040,714	20,830,561	19,625,617	18,425,882	17,231,357	16,042,040	14,857,932	13,679,034	12,505,344	11,336,864	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	7,873,443	7,722,484	7,572,167	7,422,495	7,273,466	7,125,080	6,977,338	6,830,239	6,683,784	6,537,972	6,392,803	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	7,976,326	7,473,099	6,972,018	6,473,080	5,976,288	5,481,640	4,989,137	4,498,779	4,010,566	3,524,497	3,040,574	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	17,819,737	16,629,333	15,444,028	14,263,823	13,088,718	11,918,713	10,753,808	9,594,004	8,439,300	7,288,702	6,138,010	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	26,593,214	24,466,255	22,339,844	20,220,052	18,109,430	16,007,977	13,915,694	11,832,580	9,758,636	7,690,051	5,615,880	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	36,526,156	33,114,930	29,718,383	26,336,515	22,969,326	19,590,640	16,226,044	12,868,180	9,500,507	6,134,656	2,758,300	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	10,037,637	9,263,772	8,493,222	7,725,989	6,962,074	6,201,475	5,444,192	4,690,226	3,939,577	3,192,244	2,448,229	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	27,438,397	25,311,423	23,193,569	21,078,085	18,967,447	16,865,978	14,773,680	12,690,550	10,616,591	8,551,801	6,486,894	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	51,545,462	46,399,566	41,250,456	36,123,631	31,019,091	25,936,833	20,876,862	15,839,173	10,802,981	5,750,651	658,253	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	20,560,794	19,064,695	17,575,010	16,091,739	14,614,880	13,144,436	11,680,405	10,222,787	8,771,584	7,326,794	5,888,417	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	43,982,921	39,769,911	35,591,881	31,448,835	27,340,769	23,267,685	19,199,188	15,161,730	11,134,611	7,126,914	3,109,232	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	11,194,760	10,642,622	10,094,973	9,551,814	9,013,146	8,478,969	7,949,281	7,424,084	6,903,376	6,387,158	5,875,431	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	37,040,610	33,788,888	30,551,147	27,326,044	24,094,318	20,876,669	17,673,097	14,483,603	11,308,188	8,126,542	4,947,067	35%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	38,942,415	35,690,693	32,452,951	29,229,190	26,019,410	22,807,491	19,603,919	16,414,426	13,239,010	10,077,672	6,907,351	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	29,492,378	27,437,482	25,391,395	23,354,118	21,325,650	19,305,991	17,295,142	15,290,324	13,286,586	11,291,706	9,305,681	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	51,633,738	46,026,045	40,437,435	34,873,094	29,333,022	23,817,221	18,325,688	12,858,425	7,364,612	1,829,149	-3,831,666	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	78,801,469	72,796,144	66,789,814	60,809,338	54,831,351	48,865,444	42,886,669	36,898,541	30,916,249	24,960,399	19,030,993	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,686,492	6,485,213	6,284,792	6,085,228	5,886,522	5,688,674	5,491,685	5,295,553	5,100,280	4,905,863	4,712,306	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	59,171,333	55,108,622	51,063,393	47,035,646	43,025,380	39,032,596	35,057,294	31,099,474	27,159,136	23,236,279	19,315,489	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	38,599,740	36,033,402	33,478,009	30,933,560	28,400,055	25,877,495	23,365,880	20,865,210	18,375,483	15,894,756	13,413,830	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	54,801,398	49,439,095	44,099,901	38,783,816	33,490,841	28,220,976	22,944,505	17,672,089	12,387,635	7,096,587	1,771,715	40%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	180,909,774	163,766,109	146,615,449	129,411,108	112,105,844	94,651,848	77,224,555	59,874,022	42,600,249	25,333,220	7,912,865	30%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	6,045,184	5,573,495	5,103,827	4,634,555	4,166,455	3,700,385	3,236,349	2,774,344	2,314,371	1,856,432	1,400,524	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	11,500,622	10,722,677	9,948,049	9,176,737	8,408,742	7,644,064	6,882,702	6,124,657	5,369,929	4,618,517	3,870,423	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	43,815,881	39,442,716	35,088,397	30,739,402	26,388,359	22,056,315	17,726,483	13,390,515	9,058,198	4,711,042	338,824	40%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	45,540,769	41,167,604	36,813,285	32,477,811	28,139,566	23,807,522	19,494,475	15,168,441	10,851,659	6,516,097	2,171,421	40%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	19,782,542	18,263,312	16,750,594	15,243,426	13,735,788	12,234,697	10,740,153	9,252,154	7,770,704	6,295,799	4,827,441	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	43,846,326	39,759,588	35,688,883	31,635,773	27,600,257	23,570,288	19,536,643	15,520,740	11,500,795	7,479,192	3,445,848	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	9,110,649	8,343,576	7,579,795	6,819,305	6,062,107	5,308,201	4,557,587	3,810,264	3,066,232	2,325,493	1,588,045	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	10,636,675	9,741,752	8,850,670	7,963,428	7,080,027	6,200,466	5,324,744	4,452,863	3,584,822	2,720,622	1,860,261	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	6,863,679	6,251,590	5,642,132	5,035,304	4,431,107	3,829,540	3,230,605	2,634,298	2,040,622	1,449,577	861,162	45%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	8,245,516	7,511,005	6,779,650	6,051,452	5,326,411	4,604,526	3,885,796	3,170,224	2,457,808	1,748,549	1,042,446	45%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	9,627,354	8,770,420	7,917,169	7,067,600	6,221,713	5,379,510	4,540,988	3,706,149	2,874,994	2,047,520	1,223,728	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	767,797	725,411	683,204	641,177	599,329	557,660	516,171	474,861	433,731	392,780	352,008	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,536,474	1,451,702	1,367,288	1,283,234	1,199,537	1,116,201	1,033,222	950,602	868,341	786,438	704,895	50%
3	Low density housing scheme (9 houses)	9	£113,500	3,457,857	3,267,119	3,077,189	2,888,066	2,699,751	2,512,241	2,325,539	2,139,645	1,954,558	1,770,277	1,586,805	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,317,716	1,230,159	1,142,975	1,056,165	969,727	883,663	797,971	712,653	627,708	543,136	458,937	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	1,847,891	1,725,304	1,603,240	1,481,698	1,360,679	1,240,183	1,120,207	1,000,756	881,825	763,418	645,532	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,372,285	2,214,682	2,057,751	1,901,492	1,745,904	1,590,988	1,436,743	1,283,171	1,130,270	978,040	826,482	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	7,419,989	6,924,795	6,431,713	5,940,740	5,451,879	4,965,127	4,480,487	3,997,957	3,517,537	3,039,228	2,560,435	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	16,961,300	15,815,896	14,675,375	13,539,739	12,408,985	11,283,115	10,162,128	9,046,026	7,934,806	6,824,000	5,716,658	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	40,633,844	37,543,884	34,467,145	31,399,484	28,333,564	25,280,934	22,241,597	19,215,550	16,202,796	13,202,158	10,191,512	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	63,306,129	57,029,070	50,770,553	44,502,572	38,233,878	31,968,188	25,718,889	19,446,585	13,171,047	6,875,916	533,420	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	30,610,284	28,046,228	25,493,198	22,951,195	20,420,219	17,900,269	15,391,345	12,887,783	10,380,536	7,884,407	5,399,396	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	43,064,696	38,821,432	34,596,458	30,389,774	26,179,729	21,975,349	17,782,758	13,574,543	9,368,036	5,149,924	897,961	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	23,256,076	22,040,714	20,830,561	19,625,617	18,425,882	17,231,357	16,042,040	14,857,932	13,679,034	12,505,344	11,336,864	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	7,873,443	7,722,484	7,572,167	7,422,495	7,273,466	7,125,080	6,977,338	6,830,239	6,683,784	6,537,972	6,392,803	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	7,976,326	7,473,099	6,972,018	6,473,080	5,976,288	5,481,640	4,989,137	4,498,779	4,010,566	3,524,497	3,040,574	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	17,819,737	16,629,333	15,444,028	14,263,823	13,088,718	11,918,713	10,753,808	9,594,004	8,439,300	7,288,702	6,138,010	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	26,593,214	24,466,255	22,339,844	20,220,052	18,109,430	16,007,977	13,915,694	11,832,580	9,758,636	7,690,051	5,615,880	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	36,526,156	33,114,930	29,718,383	26,336,515	22,969,326	19,590,640	16,226,044	12,868,180	9,500,507	6,134,656	2,758,300	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	10,037,637	9,263,772	8,493,222	7,725,989	6,962,074	6,201,475	5,444,192	4,690,226	3,939,577	3,192,244	2,448,229	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	27,438,397	25,311,423	23,193,569	21,078,085	18,967,447	16,865,978	14,773,680	12,690,550	10,616,591	8,551,801	6,486,894	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	51,545,462	46,399,566	41,250,456	36,123,631	31,019,091	25,936,833	20,876,862	15,839,173	10,802,981	5,750,651	658,253	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	20,560,794	19,064,695	17,575,010	16,091,739	14,614,880	13,144,436	11,680,405	10,222,787	8,771,584	7,326,794	5,888,417	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	43,982,921	39,769,911	35,591,881	31,448,835	27,340,769	23,267,685	19,199,188	15,161,730	11,134,611	7,126,914	3,109,232	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	11,194,760	10,642,622	10,094,973	9,551,814	9,013,146	8,478,969	7,949,281	7,424,084	6,903,376	6,387,158	5,875,431	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	37,040,610	33,788,888	30,551,147	27,326,044	24,094,318	20,876,669	17,673,097	14,483,603	11,308,188	8,126,542	4,947,067	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	38,942,415	35,690,693	32,452,951	29,229,190	26,019,410	22,807,491	19,603,919	16,414,426	13,239,010	10,077,672	6,907,351	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	29,492,378	27,437,482	25,391,395	23,354,118	21,325,650	19,305,991	17,295,142	15,290,324	13,286,586	11,291,706	9,305,681	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	51,633,738	46,026,045	40,437,435	34,873,094	29,333,022	23,817,221	18,325,688	12,858,425	7,364,612	1,829,149	-3,831,666	45%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	78,801,469	72,796,144	66,789,814	60,809,338	54,831,351	48,865,444	42,886,669	36,898,541	30,916,249	24,960,399	19,030,993	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,686,492	6,485,213	6,284,792	6,085,228	5,886,522	5,688,674	5,491,685	5,295,553	5,100,280	4,905,863	4,712,306	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	59,171,333	55,108,622	51,063,393	47,035,646	43,025,380	39,032,596	35,057,294	31,099,474	27,159,136	23,236,279	19,315,489	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	38,599,740	36,033,402	33,478,009	30,933,560	28,400,055	25,877,495	23,365,880	20,865,210	18,375,483	15,894,756	13,413,830	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	54,801,398	49,439,095	44,099,901	38,783,816	33,490,841	28,220,976	22,944,505	17,672,089	12,387,635	7,096,587	1,771,715	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	180,909,774	163,766,109	146,615,449	129,411,108	112,105,844	94,651,848	77,224,555	59,874,022	42,600,249	25,333,220	7,912,865	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	6,045,184	5,573,495	5,103,827	4,634,555	4,166,455	3,700,385	3,236,349	2,774,344	2,314,371	1,856,432	1,400,524	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	11,500,622	10,722,677	9,948,049	9,176,737	8,408,742	7,644,064	6,882,702	6,124,657	5,369,929	4,618,517	3,870,423	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	43,815,881	39,442,716	35,088,397	30,739,402	26,388,359	22,056,315	17,726,483	13,390,515	9,058,198	4,711,042	338,824	45%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	45,540,769	41,167,604	36,813,285	32,477,811	28,139,566	23,807,522	19,494,475	15,168,441	10,851,659	6,516,097	2,171,421	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	19,782,542	18,263,312	16,750,594	15,243,426	13,735,788	12,234,697	10,740,153	9,252,154	7,770,704	6,295,799	4,827,441	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	43,846,326	39,759,588	35,688,883	31,635,773	27,600,257	23,570,288	19,536,643	15,520,740	11,500,795	7,479,192	3,445,848	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	9,110,649	8,343,576	7,579,795	6,819,305	6,062,107	5,308,201	4,557,587	3,810,264	3,066,232	2,325,493	1,588,045	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	10,636,675	9,741,752	8,850,670	7,963,428	7,080,027	6,200,466	5,324,744	4,452,863	3,584,822	2,720,622	1,860,261	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	-302,420	-302,394	-302,367	-302,341	-302,314	-302,288	-302,261	-302,235	-302,208	-302,180	-302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	6,863,679	6,251,590	5,642,132	5,035,304	4,431,107	3,829,540	3,230,605	2,634,298	2,040,622	1,449,577	861,162	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	8,245,516	7,511,005	6,779,650	6,051,452	5,326,411	4,604,526	3,885,796	3,170,224	2,457,808	1,748,549	1,042,446	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	9,627,354	8,770,420	7,917,169	7,067,600	6,221,713	5,379,510	4,540,988	3,706,149	2,874,994	2,047,520	1,223,728	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,911 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	853,756	806,892	760,227	713,759	667,491	621,420	575,548	529,874	484,398	439,121	394,041	5%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,708,390	1,614,663	1,521,332	1,428,398	1,335,860	1,243,719	1,151,974	1,060,626	969,675	879,120	788,962	5%
3	Low density housing scheme (9 houses)	9	£3,504,327	3,844,669	3,633,782	3,423,788	3,214,686	3,006,476	2,799,159	2,592,734	2,387,201	2,182,560	1,978,811	1,775,956	5%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,500,377	1,403,305	1,306,647	1,210,401	1,114,570	1,019,151	924,146	829,555	735,376	641,610	548,258	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,103,616	1,967,709	1,832,381	1,697,631	1,563,460	1,429,867	1,296,853	1,164,418	1,032,560	901,282	770,582	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,701,074	2,526,345	2,352,360	2,179,119	2,006,621	1,834,869	1,663,859	1,493,593	1,324,072	1,155,294	987,260	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	8,464,216	7,914,630	7,367,383	6,822,477	6,279,910	5,739,685	5,201,799	4,666,253	4,133,048	3,602,183	3,073,658	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	19,420,242	18,146,753	16,878,688	15,616,047	14,358,830	13,107,038	11,860,670	10,619,727	9,384,208	8,154,114	6,929,444	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	47,514,334	44,065,970	40,632,343	37,213,450	33,809,294	30,419,872	27,039,113	23,660,457	20,296,619	16,947,601	13,613,402	35%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	77,251,562	70,290,042	63,355,053	56,432,039	49,512,782	42,590,145	35,659,140	28,718,627	21,779,187	14,830,019	7,833,296	25%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	36,301,404	33,454,442	30,619,698	27,794,148	24,968,199	22,154,538	19,353,165	16,564,080	13,787,284	11,011,318	8,235,663	10%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	52,759,241	48,039,353	43,339,761	38,656,798	33,964,880	29,293,406	24,629,505	19,959,274	15,293,660	10,618,175	5,917,266	20%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	25,878,947	24,526,960	23,180,760	21,840,345	20,505,717	19,176,874	17,853,818	16,536,547	15,225,063	13,919,364	12,619,451	35%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,191,802	8,024,259	7,857,430	7,691,314	7,525,912	7,361,223	7,197,248	7,033,986	6,871,437	6,709,602	6,548,481	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	9,037,523	8,479,018	7,922,892	7,369,144	6,817,775	6,268,783	5,722,171	5,177,936	4,636,078	4,096,600	3,559,500	45%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	20,359,245	19,036,558	17,719,529	16,408,158	15,102,448	13,802,395	12,508,001	11,219,267	9,936,190	8,658,773	7,387,014	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	31,247,363	28,877,970	26,518,722	24,169,617	21,830,658	19,492,598	17,160,773	14,839,151	12,527,732	10,226,516	7,935,503	40%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	44,136,415	40,328,772	36,537,483	32,762,547	29,003,964	25,261,735	21,535,860	17,801,081	14,077,095	10,347,063	6,617,863	40%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	11,706,142	10,845,364	9,988,270	9,134,859	8,285,132	7,439,090	6,596,731	5,758,054	4,923,063	4,091,754	3,264,130	40%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	32,092,545	29,723,137	27,363,874	25,014,755	22,675,780	20,346,950	18,018,760	15,697,122	13,385,688	11,084,456	8,793,427	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	62,958,365	57,292,459	51,630,418	45,953,234	40,249,995	34,571,601	28,918,053	23,289,350	17,685,492	12,106,479	6,492,903	30%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	23,808,053	22,142,806	20,484,685	18,833,694	17,189,829	15,553,094	13,923,485	12,301,005	10,685,653	9,077,428	7,476,332	45%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	53,218,420	48,536,692	43,881,347	39,243,645	34,644,940	30,085,231	25,564,519	21,082,804	16,603,695	12,157,604	7,707,665	40%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	12,338,039	11,724,043	11,115,030	10,511,003	9,911,959	9,317,899	8,728,824	8,144,734	7,565,627	6,991,504	6,422,366	25%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	44,273,337	40,644,864	37,031,963	33,434,633	29,852,874	26,286,687	22,721,333	19,160,802	15,615,956	12,086,796	8,565,441	10%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	46,175,140	42,546,669	38,933,767	35,336,437	31,754,679	28,188,492	24,637,876	21,091,624	17,546,778	14,017,618	10,504,143	25%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	33,957,573	31,670,086	29,392,391	27,124,487	24,866,375	22,618,055	20,379,526	18,150,789	15,931,843	13,721,471	11,509,603	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	64,242,057	58,126,961	51,978,369	45,779,477	39,575,123	33,397,881	27,247,749	21,124,728	15,028,817	8,938,756	2,791,221	5%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	91,819,330	85,165,676	78,513,239	71,889,395	65,288,084	58,685,529	52,101,048	45,512,799	38,909,205	32,279,197	25,669,514	35%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,110,971	6,887,581	6,665,141	6,443,654	6,223,118	6,003,532	5,784,899	5,567,216	5,350,484	5,134,705	4,919,876	20%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	68,205,691	63,672,383	59,158,543	54,664,174	50,189,273	45,733,841	41,297,878	36,881,385	32,484,360	28,106,805	23,748,719	35%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	44,184,718	41,327,460	38,482,375	35,649,463	32,828,724	30,020,159	27,223,767	24,439,547	21,667,500	18,907,628	16,159,927	40%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	66,875,680	60,884,430	54,918,946	48,979,228	43,065,275	37,177,088	31,314,665	25,478,008	19,625,307	13,777,249	7,897,810	35%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	218,877,822	199,990,456	181,095,417	162,207,435	143,275,970	124,249,882	105,077,421	85,706,220	66,392,082	47,163,581	28,012,474	10%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	7,056,284	6,531,927	6,009,814	5,489,943	4,972,317	4,456,935	3,941,274	3,427,459	2,915,900	2,406,598	1,899,553	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	13,169,126	12,304,270	11,443,096	10,585,607	9,731,800	8,881,679	8,035,240	7,192,485	6,353,414	5,518,027	4,686,323	40%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	53,592,906	48,740,157	43,887,236	39,044,578	34,222,926	29,421,334	24,601,998	19,803,844	14,998,013	10,194,568	5,363,374	35%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	55,360,458	50,475,788	45,612,124	40,769,466	35,947,814	31,147,168	26,353,204	21,555,051	16,775,940	11,972,494	7,168,429	35%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	23,061,131	21,371,121	19,688,342	18,012,798	16,344,485	14,683,405	13,026,007	11,370,002	9,721,272	8,079,817	6,445,636	45%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	52,880,685	48,347,376	43,833,537	39,339,166	34,836,562	30,351,316	25,885,673	21,427,352	16,962,656	12,517,261	8,045,302	40%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	10,786,932	9,936,631	9,089,971	8,245,226	7,401,179	6,560,795	5,724,074	4,891,016	4,061,622	3,235,889	2,413,820	45%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	12,592,225	11,600,202	10,612,430	9,627,003	8,642,277	7,661,825	6,685,646	5,713,741	4,746,108	3,782,751	2,823,666	45%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	8,217,565	7,537,895	6,858,050	6,181,134	5,507,147	4,836,089	4,167,960	3,502,760	2,840,488	2,181,146	1,524,732	35%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	9,870,044	9,054,570	8,238,751	7,426,447	6,617,658	5,812,384	5,010,623	4,212,378	3,417,647	2,626,431	1,838,729	40%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	11,522,522	10,571,246	9,619,453	8,671,761	7,728,169	6,788,678	5,853,286	4,921,995	3,994,806	3,071,715	2,152,726	40%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	853,756	806,892	760,227	713,759	667,491	621,420	575,548	529,874	484,398	439,121	394,041	40%
2	Low density housing scheme (4 houses)	4	£917,161	1,708,390	1,614,663	1,521,332	1,428,398	1,335,860	1,243,719	1,151,974	1,060,626	969,675	879,120	788,962	40%
3	Low density housing scheme (9 houses)	9	£2,081,956	3,844,669	3,633,782	3,423,788	3,214,686	3,006,476	2,799,159	2,592,734	2,387,201	2,182,560	1,978,811	1,775,956	40%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,500,377	1,403,305	1,306,647	1,210,401	1,114,570	1,019,151	924,146	829,555	735,376	641,610	548,258	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,103,616	1,967,709	1,832,381	1,697,631	1,563,460	1,429,867	1,296,853	1,164,418	1,032,560	901,282	770,582	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,701,074	2,526,345	2,352,360	2,179,119	2,006,621	1,834,869	1,663,859	1,493,593	1,324,072	1,155,294	987,260	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	8,464,216	7,914,630	7,367,383	6,822,477	6,279,910	5,739,685	5,201,799	4,666,253	4,133,048	3,602,183	3,073,658	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	19,420,242	18,146,753	16,878,688	15,616,047	14,358,830	13,107,038	11,860,670	10,619,727	9,384,208	8,154,114	6,929,444	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	47,514,334	44,065,970	40,632,343	37,213,450	33,809,294	30,419,872	27,039,113	23,660,457	20,296,619	16,947,601	13,613,402	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	77,251,562	70,290,042	63,355,053	56,432,039	49,512,782	42,590,145	35,659,140	28,718,627	21,779,187	14,830,019	7,833,296	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	36,301,404	33,454,442	30,619,698	27,794,148	24,968,199	22,154,538	19,353,165	16,564,080	13,787,284	11,011,318	8,235,663	30%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	52,759,241	48,039,353	43,339,761	38,656,798	33,964,880	29,293,406	24,629,505	19,959,274	15,293,660	10,618,175	5,917,266	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	25,878,947	24,526,960	23,180,760	21,840,345	20,505,717	19,176,874	17,853,818	16,536,547	15,225,063	13,919,364	12,619,451	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,191,802	8,024,259	7,857,430	7,691,314	7,525,912	7,361,223	7,197,248	7,033,986	6,871,437	6,709,602	6,548,481	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	9,037,523	8,479,018	7,922,892	7,369,144	6,817,775	6,268,783	5,722,171	5,177,936	4,636,078	4,096,600	3,559,500	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	20,359,245	19,036,558	17,719,529	16,408,158	15,102,448	13,802,395	12,508,001	11,219,267	9,936,190	8,658,773	7,387,014	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	31,247,363	28,877,970	26,518,722	24,169,617	21,830,658	19,492,598	17,160,773	14,839,151	12,527,732	10,226,516	7,935,503	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	44,136,415	40,328,772	36,537,483	32,762,547	29,003,964	25,261,735	21,535,860	17,801,081	14,077,095	10,347,063	6,617,863	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	11,706,142	10,845,364	9,988,270	9,134,859	8,285,132	7,439,090	6,596,731	5,758,054	4,923,063	4,091,754	3,264,130	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	32,092,545	29,723,137	27,363,874	25,014,755	22,675,780	20,346,950	18,018,760	15,697,122	13,385,688	11,084,456	8,793,427	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	62,958,365	57,292,459	51,630,418	45,953,234	40,249,995	34,571,601	28,918,053	23,289,350	17,685,492	12,106,479	6,492,903	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	23,808,053	22,142,806	20,484,685	18,833,694	17,189,829	15,553,094	13,923,485	12,301,005	10,685,653	9,077,428	7,476,332	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	53,218,420	48,536,692	43,881,347	39,243,645	34,644,940	30,085,231	25,564,519	21,082,804	16,603,695	12,157,604	7,707,665	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	12,338,039	11,724,043	11,115,030	10,511,003	9,911,959	9,317,899	8,728,824	8,144,734	7,565,627	6,991,504	6,422,366	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	44,273,337	40,644,864	37,031,963	33,434,633	29,852,874	26,286,687	22,721,333	19,160,802	15,615,956	12,086,796	8,565,441	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	46,175,140	42,546,669	38,933,767	35,336,437	31,754,679	28,188,492	24,637,876	21,091,624	17,546,778	14,017,618	10,504,143	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	33,957,573	31,670,086	29,392,391	27,124,487	24,866,375	22,618,055	20,379,526	18,150,789	15,931,843	13,721,471	11,509,603	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	64,242,057	58,126,961	51,978,369	45,779,477	39,575,123	33,397,881	27,247,749	21,124,728	15,028,817	8,938,756	2,791,221	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	91,819,330	85,165,676	78,513,239	71,889,395	65,288,084	58,685,529	52,101,048	45,512,799	38,909,205	32,279,197	25,669,514	45%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,110,971	6,887,581	6,665,141	6,443,654	6,223,118	6,003,532	5,784,899	5,567,216	5,350,484	5,134,705	4,919,876	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	68,205,691	63,672,383	59,158,543	54,664,174	50,189,273	45,733,841	41,297,878	36,881,385	32,484,360	28,106,805	23,748,719	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	44,184,718	41,327,460	38,482,375	35,649,463	32,828,724	30,020,159	27,223,767	24,439,547	21,667,500	18,907,628	16,159,927	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	66,875,680	60,884,430	54,918,946	48,979,228	43,065,275	37,177,088	31,314,665	25,478,008	19,625,307	13,777,249	7,897,810	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	218,877,822	199,990,456	181,095,417	162,207,435	143,275,970	124,249,882	105,077,421	85,706,220	66,392,082	47,163,581	28,012,474	30%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	7,056,284	6,531,927	6,009,814	5,489,943	4,972,317	4,456,935	3,941,274	3,427,459	2,915,900	2,406,598	1,899,553	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	13,169,126	12,304,270	11,443,096	10,585,607	9,731,800	8,881,679	8,035,240	7,192,485	6,353,414	5,518,027	4,686,323	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	53,592,906	48,740,157	43,887,236	39,044,578	34,222,926	29,421,334	24,601,998	19,803,844	14,998,013	10,194,568	5,363,374	45%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	55,360,458	50,475,788	45,612,124	40,769,466	35,947,814	31,147,168	26,353,204	21,555,051	16,775,940	11,972,494	7,168,429	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	23,061,131	21,371,121	19,688,342	18,012,798	16,344,485	14,683,405	13,026,007	11,370,002	9,721,272	8,079,817	6,445,636	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	52,880,685	48,347,376	43,833,537	39,339,166	34,836,562	30,351,316	25,885,673	21,427,352	16,962,656	12,517,261	8,045,302	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	10,786,932	9,936,631	9,089,971	8,245,226	7,401,179	6,560,795	5,724,074	4,891,016	4,061,622	3,235,889	2,413,820	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	12,592,225	11,600,202	10,612,430	9,627,003	8,642,277	7,661,825	6,685,646	5,713,741	4,746,108	3,782,751	2,823,666	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	8,217,565	7,537,895	6,858,050	6,181,134	5,507,147	4,836,089	4,167,960	3,502,760	2,840,488	2,181,146	1,524,732	45%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	9,870,044	9,054,570	8,238,751	7,426,447	6,617,658	5,812,384	5,010,623	4,212,378	3,417,647	2,626,431	1,838,729	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	11,522,522	10,571,246	9,619,453	8,671,761	7,728,169	6,788,678	5,853,286	4,921,995	3,994,806	3,071,715	2,152,726	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	853,756	806,892	760,227	713,759	667,491	621,420	575,548	529,874	484,398	439,121	394,041	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,708,390	1,614,663	1,521,332	1,428,398	1,335,860	1,243,719	1,151,974	1,060,626	969,675	879,120	788,962	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	3,844,669	3,633,782	3,423,788	3,214,686	3,006,476	2,799,159	2,592,734	2,387,201	2,182,560	1,978,811	1,775,956	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,500,377	1,403,305	1,306,647	1,210,401	1,114,570	1,019,151	924,146	829,555	735,376	641,610	548,258	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,103,616	1,967,709	1,832,381	1,697,631	1,563,460	1,429,867	1,296,853	1,164,418	1,032,560	901,282	770,582	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,701,074	2,526,345	2,352,360	2,179,119	2,006,621	1,834,869	1,663,859	1,493,593	1,324,072	1,155,294	987,260	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	8,464,216	7,914,630	7,367,383	6,822,477	6,279,910	5,739,685	5,201,799	4,666,253	4,133,048	3,602,183	3,073,658	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	19,420,242	18,146,753	16,878,688	15,616,047	14,358,830	13,107,038	11,860,670	10,619,727	9,384,208	8,154,114	6,929,444	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	47,514,334	44,065,970	40,632,343	37,213,450	33,809,294	30,419,872	27,039,113	23,660,457	20,296,619	16,947,601	13,613,402	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	77,251,562	70,290,042	63,355,053	56,432,039	49,512,782	42,590,145	35,659,140	28,718,627	21,779,187	14,830,019	7,833,296	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	36,301,404	33,454,442	30,619,698	27,794,148	24,968,199	22,154,538	19,353,165	16,564,080	13,787,284	11,011,318	8,235,663	40%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	52,759,241	48,039,353	43,339,761	38,656,798	33,964,880	29,293,406	24,629,505	19,959,274	15,293,660	10,618,175	5,917,266	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	25,878,947	24,526,960	23,180,760	21,840,345	20,505,717	19,176,874	17,853,818	16,536,547	15,225,063	13,919,364	12,619,451	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,191,802	8,024,259	7,857,430	7,691,314	7,525,912	7,361,223	7,197,248	7,033,986	6,871,437	6,709,602	6,548,481	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	9,037,523	8,479,018	7,922,892	7,369,144	6,817,775	6,268,783	5,722,171	5,177,936	4,636,078	4,096,600	3,559,500	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	20,359,245	19,036,558	17,719,529	16,408,158	15,102,448	13,802,395	12,508,001	11,219,267	9,936,190	8,658,773	7,387,014	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	31,247,363	28,877,970	26,518,722	24,169,617	21,830,658	19,492,598	17,160,773	14,839,151	12,527,732	10,226,516	7,935,503	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	44,136,415	40,328,772	36,537,483	32,762,547	29,003,964	25,261,735	21,535,860	17,801,081	14,077,095	10,347,063	6,617,863	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	11,706,142	10,845,364	9,988,270	9,134,859	8,285,132	7,439,090	6,596,731	5,758,054	4,923,063	4,091,754	3,264,130	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	32,092,545	29,723,137	27,363,874	25,014,755	22,675,780	20,346,950	18,018,760	15,697,122	13,385,688	11,084,456	8,793,427	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	62,958,365	57,292,459	51,630,418	45,953,234	40,249,995	34,571,601	28,918,053	23,289,350	17,685,492	12,106,479	6,492,903	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	23,808,053	22,142,806	20,484,685	18,833,694	17,189,829	15,553,094	13,923,485	12,301,005	10,685,653	9,077,428	7,476,332	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	53,218,420	48,536,692	43,881,347	39,243,645	34,644,940	30,085,231	25,564,519	21,082,804	16,603,695	12,157,604	7,707,665	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	12,338,039	11,724,043	11,115,030	10,511,003	9,911,959	9,317,899	8,728,824	8,144,734	7,565,627	6,991,504	6,422,366	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	44,273,337	40,644,864	37,031,963	33,434,633	29,852,874	26,286,687	22,721,333	19,160,802	15,615,956	12,086,796	8,565,441	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	46,175,140	42,546,669	38,933,767	35,336,437	31,754,679	28,188,492	24,637,876	21,091,624	17,546,778	14,017,618	10,504,143	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	33,957,573	31,670,086	29,392,391	27,124,487	24,866,375	22,618,055	20,379,526	18,150,789	15,931,843	13,721,471	11,509,603	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	64,242,057	58,126,961	51,978,369	45,779,477	39,575,123	33,397,881	27,247,749	21,124,728	15,028,817	8,938,756	2,791,221	30%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	91,819,330	85,165,676	78,513,239	71,889,395	65,288,084	58,685,529	52,101,048	45,512,799	38,909,205	32,279,197	25,669,514	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,110,971	6,887,581	6,665,141	6,443,654	6,223,118	6,003,532	5,784,899	5,567,216	5,350,484	5,134,705	4,919,876	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	68,205,691	63,672,383	59,158,543	54,664,174	50,189,273	45,733,841	41,297,878	36,881,385	32,484,360	28,106,805	23,748,719	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	44,184,718	41,327,460	38,482,375	35,649,463	32,828,724	30,020,159	27,223,767	24,439,547	21,667,500	18,907,628	16,159,927	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	66,875,680	60,884,430	54,918,946	48,979,228	43,065,275	37,177,088	31,314,665	25,478,008	19,625,307	13,777,249	7,897,810	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	218,877,822	199,990,456	181,095,417	162,207,435	143,275,970	124,249,882	105,077,421	85,706,220	66,392,082	47,163,581	28,012,474	40%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	7,056,284	6,531,927	6,009,814	5,489,943	4,972,317	4,456,935	3,941,274	3,427,459	2,915,900	2,406,598	1,899,553	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	13,169,126	12,304,270	11,443,096	10,585,607	9,731,800	8,881,679	8,035,240	7,192,485	6,353,414	5,518,027	4,686,323	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	53,592,906	48,740,157	43,887,236	39,044,578	34,222,926	29,421,334	24,601,998	19,803,844	14,998,013	10,194,568	5,363,374	45%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	55,360,458	50,475,788	45,612,124	40,769,466	35,947,814	31,147,168	26,353,204	21,555,051	16,775,940	11,972,494	7,168,429	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	23,061,131	21,371,121	19,688,342	18,012,798	16,344,485	14,683,405	13,026,007	11,370,002	9,721,272	8,079,817	6,445,636	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	52,880,685	48,347,376	43,833,537	39,339,166	34,836,562	30,351,316	25,885,673	21,427,352	16,962,656	12,517,261	8,045,302	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	10,786,932	9,936,631	9,089,971	8,245,226	7,401,179	6,560,795	5,724,074	4,891,016	4,061,622	3,235,889	2,413,820	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	12,592,225	11,600,202	10,612,430	9,627,003	8,642,277	7,661,825	6,685,646	5,713,741	4,746,108	3,782,751	2,823,666	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	8,217,565	7,537,895	6,858,050	6,181,134	5,507,147	4,836,089	4,167,960	3,502,760	2,840,488	2,181,146	1,524,732	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	9,870,044	9,054,570	8,238,751	7,426,447	6,617,658	5,812,384	5,010,623	4,212,378	3,417,647	2,626,431	1,838,729	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	11,522,522	10,571,246	9,619,453	8,671,761	7,728,169	6,788,678	5,853,286	4,921,995	3,994,806	3,071,715	2,152,726	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	853,756	806,892	760,227	713,759	667,491	621,420	575,548	529,874	484,398	439,121	394,041	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,708,390	1,614,663	1,521,332	1,428,398	1,335,860	1,243,719	1,151,974	1,060,626	969,675	879,120	788,962	50%
3	Low density housing scheme (9 houses)	9	£113,500	3,844,669	3,633,782	3,423,788	3,214,686	3,006,476	2,799,159	2,592,734	2,387,201	2,182,560	1,978,811	1,775,956	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,500,377	1,403,305	1,306,647	1,210,401	1,114,570	1,019,151	924,146	829,555	735,376	641,610	548,258	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,103,616	1,967,709	1,832,381	1,697,631	1,563,460	1,429,867	1,296,853	1,164,418	1,032,560	901,282	770,582	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,701,074	2,526,345	2,352,360	2,179,119	2,006,621	1,834,869	1,663,859	1,493,593	1,324,072	1,155,294	987,260	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	8,464,216	7,914,630	7,367,383	6,822,477	6,279,910	5,739,685	5,201,799	4,666,253	4,133,048	3,602,183	3,073,658	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	19,420,242	18,146,753	16,878,688	15,616,047	14,358,830	13,107,038	11,860,670	10,619,727	9,384,208	8,154,114	6,929,444	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	47,514,334	44,065,970	40,632,343	37,213,450	33,809,294	30,419,872	27,039,113	23,660,457	20,296,619	16,947,601	13,613,402	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	77,251,562	70,290,042	63,355,053	56,432,039	49,512,782	42,590,145	35,659,140	28,718,627	21,779,187	14,830,019	7,833,296	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	36,301,404	33,454,442	30,619,698	27,794,148	24,968,199	22,154,538	19,353,165	16,564,080	13,787,284	11,011,318	8,235,663	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	52,759,241	48,039,353	43,339,761	38,656,798	33,964,880	29,293,406	24,629,505	19,959,274	15,293,660	10,618,175	5,917,266	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	25,878,947	24,526,960	23,180,760	21,840,345	20,505,717	19,176,874	17,853,818	16,536,547	15,225,063	13,919,364	12,619,451	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,191,802	8,024,259	7,857,430	7,691,314	7,525,912	7,361,223	7,197,248	7,033,986	6,871,437	6,709,602	6,548,481	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	9,037,523	8,479,018	7,922,892	7,369,144	6,817,775	6,268,783	5,722,171	5,177,936	4,636,078	4,096,600	3,559,500	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	20,359,245	19,036,558	17,719,529	16,408,158	15,102,448	13,802,395	12,508,001	11,219,267	9,936,190	8,658,773	7,387,014	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	31,247,363	28,877,970	26,518,722	24,169,617	21,830,658	19,492,598	17,160,773	14,839,151	12,527,732	10,226,516	7,935,503	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	44,136,415	40,328,772	36,537,483	32,762,547	29,003,964	25,261,735	21,535,860	17,801,081	14,077,095	10,347,063	6,617,863	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	11,706,142	10,845,364	9,988,270	9,134,859	8,285,132	7,439,090	6,596,731	5,758,054	4,923,063	4,091,754	3,264,130	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	32,092,545	29,723,137	27,363,874	25,014,755	22,675,780	20,346,950	18,018,760	15,697,122	13,385,688	11,084,456	8,793,427	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	62,958,365	57,292,459	51,630,418	45,953,234	40,249,995	34,571,601	28,918,053	23,289,350	17,685,492	12,106,479	6,492,903	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	23,808,053	22,142,806	20,484,685	18,833,694	17,189,829	15,553,094	13,923,485	12,301,005	10,685,653	9,077,428	7,476,332	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	53,218,420	48,536,692	43,881,347	39,243,645	34,644,940	30,085,231	25,564,519	21,082,804	16,603,695	12,157,604	7,707,665	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	12,338,039	11,724,043	11,115,030	10,511,003	9,911,959	9,317,899	8,728,824	8,144,734	7,565,627	6,991,504	6,422,366	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	44,273,337	40,644,864	37,031,963	33,434,633	29,852,874	26,286,687	22,721,333	19,160,802	15,615,956	12,086,796	8,565,441	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	46,175,140	42,546,669	38,933,767	35,336,437	31,754,679	28,188,492	24,637,876	21,091,624	17,546,778	14,017,618	10,504,143	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	33,957,573	31,670,086	29,392,391	27,124,487	24,866,375	22,618,055	20,379,526	18,150,789	15,931,843	13,721,471	11,509,603	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	64,242,057	58,126,961	51,978,369	45,779,477	39,575,123	33,397,881	27,247,749	21,124,728	15,028,817	8,938,756	2,791,221	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	91,819,330	85,165,676	78,513,239	71,889,395	65,288,084	58,685,529	52,101,048	45,512,799	38,909,205	32,279,197	25,669,514	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,110,971	6,887,581	6,665,141	6,443,654	6,223,118	6,003,532	5,784,899	5,567,216	5,350,484	5,134,705	4,919,876	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	68,205,691	63,672,383	59,158,543	54,664,174	50,189,273	45,733,841	41,297,878	36,881,385	32,484,360	28,106,805	23,748,719	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	44,184,718	41,327,460	38,482,375	35,649,463	32,828,724	30,020,159	27,223,767	24,439,547	21,667,500	18,907,628	16,159,927	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	66,875,680	60,884,430	54,918,946	48,979,228	43,065,275	37,177,088	31,314,665	25,478,008	19,625,307	13,777,249	7,897,810	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	218,877,822	199,990,456	181,095,417	162,207,435	143,275,970	124,249,882	105,077,421	85,706,220	66,392,082	47,163,581	28,012,474	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	7,056,284	6,531,927	6,009,814	5,489,943	4,972,317	4,456,935	3,941,274	3,427,459	2,915,900	2,406,598	1,899,553	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	13,169,126	12,304,270	11,443,096	10,585,607	9,731,800	8,881,679	8,035,240	7,192,485	6,353,414	5,518,027	4,686,323	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	53,592,906	48,740,157	43,887,236	39,044,578	34,222,926	29,421,334	24,601,998	19,803,844	14,998,013	10,194,568	5,363,374	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	55,360,458	50,475,788	45,612,124	40,769,466	35,947,814	31,147,168	26,353,204	21,555,051	16,775,940	11,972,494	7,168,429	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	23,061,131	21,371,121	19,688,342	18,012,798	16,344,485	14,683,405	13,026,007	11,370,002	9,721,272	8,079,817	6,445,636	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	52,880,685	48,347,376	43,833,537	39,339,166	34,836,562	30,351,316	25,885,673	21,427,352	16,962,656	12,517,261	8,045,302	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	10,786,932	9,936,631	9,089,971	8,245,226	7,401,179	6,560,795	5,724,074	4,891,016	4,061,622	3,235,889	2,413,820	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	12,592,225	11,600,202	10,612,430	9,627,003	8,642,277	7,661,825	6,685,646	5,713,741	4,746,108	3,782,751	2,823,666	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	8,217,565	7,537,895	6,858,050	6,181,134	5,507,147	4,836,089	4,167,960	3,502,760	2,840,488	2,181,146	1,524,732	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	9,870,044	9,054,570	8,238,751	7,426,447	6,617,658	5,812,384	5,010,623	4,212,378	3,417,647	2,626,431	1,838,729	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	11,522,522	10,571,246	9,619,453	8,671,761	7,728,169	6,788,678	5,853,286	4,921,995	3,994,806	3,071,715	2,152,726	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £12,688 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	939,713	888,372	837,248	786,341	735,652	685,179	634,924	584,886	535,065	485,462	436,075	15%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,880,306	1,777,624	1,675,375	1,573,562	1,472,183	1,371,238	1,270,727	1,170,652	1,071,010	971,802	873,030	15%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,231,479	4,000,444	3,770,386	3,541,305	3,313,202	3,086,077	2,859,928	2,634,757	2,410,562	2,187,346	1,965,107	15%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,683,038	1,576,451	1,470,319	1,364,639	1,259,413	1,154,640	1,050,321	946,455	843,043	740,085	637,579	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,359,341	2,210,114	2,061,521	1,913,563	1,766,240	1,619,551	1,473,498	1,328,079	1,183,295	1,039,146	895,632	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,029,864	2,838,008	2,646,969	2,456,745	2,267,339	2,078,748	1,890,974	1,704,016	1,517,874	1,332,548	1,148,039	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	9,508,444	8,904,463	8,303,053	7,704,212	7,107,942	6,514,241	5,923,111	5,334,550	4,748,559	4,165,138	3,584,287	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	21,879,185	20,477,610	19,081,999	17,692,355	16,308,675	14,930,961	13,559,212	12,193,429	10,833,611	9,479,758	8,131,870	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	54,394,823	50,588,057	46,797,539	43,023,272	39,265,252	35,523,483	31,797,962	28,088,692	24,390,443	20,691,870	17,009,644	40%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	91,064,164	83,416,254	75,801,163	68,213,592	60,622,000	53,056,039	45,479,914	37,894,270	30,281,523	22,674,805	15,027,424	30%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	41,983,357	38,840,422	35,710,957	32,594,960	29,492,432	26,403,371	23,314,985	20,234,713	17,167,989	14,114,817	11,071,931	15%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	62,391,235	57,197,553	52,021,400	46,841,678	41,684,384	36,549,520	31,405,287	26,277,637	21,146,462	16,019,095	10,865,392	30%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	28,501,819	27,013,207	25,530,959	24,055,074	22,585,551	21,122,392	19,665,595	18,215,162	16,771,091	15,333,384	13,902,040	40%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,510,161	8,326,035	8,142,692	7,960,134	7,778,358	7,597,366	7,417,158	7,237,733	7,059,091	6,881,234	6,704,159	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	10,098,719	9,484,937	8,873,767	8,265,208	7,659,262	7,055,927	6,455,204	5,857,092	5,261,591	4,668,703	4,078,426	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	22,898,752	21,443,782	19,995,030	18,552,494	17,116,177	15,686,077	14,262,195	12,844,529	11,433,081	10,027,850	8,628,836	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	35,901,511	33,289,685	30,689,027	28,099,537	25,521,216	22,954,062	20,398,077	17,845,723	15,296,828	12,759,171	10,232,750	45%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	51,746,675	47,542,615	43,356,583	39,188,578	35,038,602	30,906,653	26,792,732	22,696,838	18,612,938	14,518,146	10,427,923	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	13,374,646	12,426,956	11,483,317	10,543,729	9,608,191	8,676,705	7,749,268	6,825,883	5,906,548	4,991,265	4,080,031	45%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	36,746,693	34,134,852	31,534,180	28,944,675	26,366,338	23,799,169	21,243,169	18,698,337	16,154,784	13,617,111	11,090,674	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	74,181,726	67,999,987	61,816,645	55,629,469	49,432,921	43,206,370	36,959,246	30,739,527	24,547,215	18,382,307	12,244,805	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	27,052,749	25,220,915	23,394,361	21,575,649	19,764,779	17,961,751	16,166,566	14,379,222	12,599,721	10,828,063	9,064,246	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	62,349,224	57,202,542	52,096,479	47,002,681	41,949,109	36,902,777	31,899,455	26,939,146	22,021,849	17,128,915	12,253,415	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	13,481,318	12,805,464	12,135,088	11,470,190	10,810,771	10,156,831	9,508,368	8,865,384	8,227,878	7,595,850	6,969,301	30%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	51,506,063	47,500,840	43,512,779	39,541,880	35,588,144	31,651,570	27,732,159	23,829,909	19,923,725	16,026,742	12,147,051	20%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	53,402,234	49,402,643	45,414,583	41,443,684	37,489,948	33,553,374	29,633,962	25,731,714	21,846,626	17,957,563	14,077,874	30%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	38,422,768	35,902,690	33,393,387	30,894,857	28,407,101	25,930,119	23,463,910	21,008,475	18,563,814	16,129,926	13,706,813	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	76,554,464	69,899,609	63,232,533	56,535,398	49,790,155	42,978,541	36,169,810	29,391,031	22,642,204	15,923,328	9,225,388	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	104,762,280	97,438,997	90,143,741	82,879,798	75,638,504	68,403,797	61,200,399	53,987,341	46,783,134	39,564,575	32,308,035	40%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,535,449	7,289,947	7,045,491	6,802,079	6,559,712	6,318,390	6,078,112	5,838,878	5,600,690	5,363,546	5,127,446	30%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	77,240,050	72,236,144	67,253,695	62,292,702	57,353,165	52,435,086	47,538,462	42,663,295	37,809,585	32,977,331	28,166,533	40%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	49,755,909	46,615,784	43,486,742	40,365,366	37,257,393	34,162,822	31,081,652	28,013,885	24,959,517	21,918,553	18,890,990	45%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	78,871,070	72,305,754	65,737,992	59,174,640	52,639,709	46,133,198	39,655,110	33,205,443	26,784,197	20,371,902	13,944,893	40%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	256,400,888	235,669,891	215,026,154	194,358,393	173,714,237	153,039,375	132,278,851	111,377,058	90,183,914	68,923,929	47,758,460	20%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	8,067,384	7,490,358	6,915,800	6,343,706	5,774,079	5,206,919	4,642,224	4,079,995	3,517,429	2,956,764	2,398,582	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	14,837,630	13,885,861	12,938,143	11,994,476	11,054,859	10,119,293	9,187,778	8,260,313	7,336,900	6,417,537	5,502,224	45%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	63,277,501	57,948,060	52,619,456	47,306,308	42,009,556	36,706,045	31,425,700	26,158,467	20,879,575	15,612,999	10,327,311	40%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	65,125,262	59,766,105	54,410,963	49,061,120	43,734,443	38,430,932	33,150,588	27,893,409	22,630,781	17,375,256	12,105,237	40%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	26,339,720	24,478,929	22,626,091	20,781,208	18,944,277	17,115,301	15,294,279	13,481,210	11,671,841	9,863,834	8,063,830	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	61,915,042	56,911,136	51,928,688	46,967,694	42,028,159	37,110,079	32,189,337	27,279,985	22,392,243	17,493,305	12,605,681	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	12,460,019	11,522,567	10,589,126	9,659,694	8,734,273	7,812,864	6,890,561	5,971,769	5,057,010	4,146,286	3,239,597	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	14,544,159	13,450,462	12,361,442	11,277,102	10,197,440	9,122,457	8,046,548	6,974,618	5,907,395	4,844,880	3,787,071	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	9,562,011	8,812,945	8,067,089	7,324,441	6,583,187	5,842,637	5,105,316	4,371,222	3,640,354	2,912,714	2,188,302	40%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	11,483,378	10,584,495	9,689,462	8,798,279	7,908,905	7,020,242	6,135,450	5,254,531	4,377,486	3,504,314	2,635,013	45%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	13,404,745	12,356,044	11,311,835	10,272,116	9,234,625	8,197,845	7,165,584	6,137,842	5,114,617	4,095,912	3,081,724	45%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	939,713	888,372	837,248	786,341	735,652	685,179	634,924	584,886	535,065	485,462	436,075	45%
2	Low density housing scheme (4 houses)	4	£917,161	1,880,306	1,777,624	1,675,375	1,573,562	1,472,183	1,371,238	1,270,727	1,170,652	1,071,010	971,802	873,030	45%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,231,479	4,000,444	3,770,386	3,541,305	3,313,202	3,086,077	2,859,928	2,634,757	2,410,562	2,187,346	1,965,107	45%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,683,038	1,576,451	1,470,319	1,364,639	1,259,413	1,154,640	1,050,321	946,455	843,043	740,085	637,579	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,359,341	2,210,114	2,061,521	1,913,563	1,766,240	1,619,551	1,473,498	1,328,079	1,183,295	1,039,146	895,632	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,029,864	2,838,008	2,646,969	2,456,745	2,267,339	2,078,748	1,890,974	1,704,016	1,517,874	1,332,548	1,148,039	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	9,508,444	8,904,463	8,303,053	7,704,212	7,107,942	6,514,241	5,923,111	5,334,550	4,748,559	4,165,138	3,584,287	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	21,879,185	20,477,610	19,081,999	17,692,355	16,308,675	14,930,961	13,559,212	12,193,429	10,833,611	9,479,758	8,131,870	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	54,394,823	50,588,057	46,797,539	43,023,272	39,265,252	35,523,483	31,797,962	28,088,692	24,390,443	20,691,870	17,009,644	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	91,064,164	83,416,254	75,801,163	68,213,592	60,622,000	53,056,039	45,479,914	37,894,270	30,281,523	22,674,805	15,027,424	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	41,983,357	38,840,422	35,710,957	32,594,960	29,492,432	26,403,371	23,314,985	20,234,713	17,167,989	14,114,817	11,071,931	35%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	62,391,235	57,197,553	52,021,400	46,841,678	41,684,384	36,549,520	31,405,287	26,277,637	21,146,462	16,019,095	10,865,392	40%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	28,501,819	27,013,207	25,530,959	24,055,074	22,585,551	21,122,392	19,665,595	18,215,162	16,771,091	15,333,384	13,902,040	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,510,161	8,326,035	8,142,692	7,960,134	7,778,358	7,597,366	7,417,158	7,237,733	7,059,091	6,881,234	6,704,159	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	10,098,719	9,484,937	8,873,767	8,265,208	7,659,262	7,055,927	6,455,204	5,857,092	5,261,591	4,668,703	4,078,426	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	22,898,752	21,443,782	19,995,030	18,552,494	17,116,177	15,686,077	14,262,195	12,844,529	11,433,081	10,027,850	8,628,836	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	35,901,511	33,289,685	30,689,027	28,099,537	25,521,216	22,954,062	20,398,077	17,845,723	15,296,828	12,759,171	10,232,750	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	51,746,675	47,542,615	43,356,583	39,188,578	35,038,602	30,906,653	26,792,732	22,696,838	18,612,938	14,518,146	10,427,923	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	13,374,646	12,426,956	11,483,317	10,543,729	9,608,191	8,676,705	7,749,268	6,825,883	5,906,548	4,991,265	4,080,031	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	36,746,693	34,134,852	31,534,180	28,944,675	26,366,338	23,799,169	21,243,169	18,698,337	16,154,784	13,617,111	11,090,674	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	74,181,726	67,999,987	61,816,645	55,629,469	49,432,921	43,206,370	36,959,246	30,739,527	24,547,215	18,382,307	12,244,805	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	27,052,749	25,220,915	23,394,361	21,575,649	19,764,779	17,961,751	16,166,566	14,379,222	12,599,721	10,828,063	9,064,246	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	62,349,224	57,202,542	52,096,479	47,002,681	41,949,109	36,902,777	31,899,455	26,939,146	22,021,849	17,128,915	12,253,415	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	13,481,318	12,805,464	12,135,088	11,470,190	10,810,771	10,156,831	9,508,368	8,865,384	8,227,878	7,595,850	6,969,301	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	51,506,063	47,500,840	43,512,779	39,541,880	35,588,144	31,651,570	27,732,159	23,829,909	19,923,725	16,026,742	12,147,051	35%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	53,402,234	49,402,643	45,414,583	41,443,684	37,489,948	33,553,374	29,633,962	25,731,714	21,846,626	17,957,563	14,077,874	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	38,422,768	35,902,690	33,393,387	30,894,857	28,407,101	25,930,119	23,463,910	21,008,475	18,563,814	16,129,926	13,706,813	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	76,554,464	69,899,609	63,232,533	56,535,398	49,790,155	42,978,541	36,169,810	29,391,031	22,642,204	15,923,328	9,225,388	30%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	104,762,280	97,438,997	90,143,741	82,879,798	75,638,504	68,403,797	61,200,399	53,987,341	46,783,134	39,564,575	32,308,035	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,535,449	7,289,947	7,045,491	6,802,079	6,559,712	6,318,390	6,078,112	5,838,878	5,600,690	5,363,546	5,127,446	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	77,240,050	72,236,144	67,253,695	62,292,702	57,353,165	52,435,086	47,538,462	42,663,295	37,809,585	32,977,331	28,166,533	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	49,755,909	46,615,784	43,486,742	40,365,366	37,257,393	34,162,822	31,081,652	28,013,885	24,959,517	21,918,553	18,890,990	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	78,871,070	72,305,754	65,737,992	59,174,640	52,639,709	46,133,198	39,655,110	33,205,443	26,784,197	20,371,902	13,944,893	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	256,400,888	235,669,891	215,026,154	194,358,393	173,714,237	153,039,375	132,278,851	111,377,058	90,183,914	68,923,929	47,758,460	35%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	8,067,384	7,490,358	6,915,800	6,343,706	5,774,079	5,206,919	4,642,224	4,079,995	3,517,429	2,956,764	2,398,582	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	14,837,630	13,885,861	12,938,143	11,994,476	11,054,859	10,119,293	9,187,778	8,260,313	7,336,900	6,417,537	5,502,224	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	63,277,501	57,948,060	52,619,456	47,306,308	42,009,556	36,706,045	31,425,700	26,158,467	20,879,575	15,612,999	10,327,311	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	65,125,262	59,766,105	54,410,963	49,061,120	43,734,443	38,430,932	33,150,588	27,893,409	22,630,781	17,375,256	12,105,237	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	26,339,720	24,478,929	22,626,091	20,781,208	18,944,277	17,115,301	15,294,279	13,481,210	11,671,841	9,863,834	8,063,830	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	61,915,042	56,911,136	51,928,688	46,967,694	42,028,159	37,110,079	32,189,337	27,279,985	22,392,243	17,493,305	12,605,681	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	12,460,019	11,522,567	10,589,126	9,659,694	8,734,273	7,812,864	6,890,561	5,971,769	5,057,010	4,146,286	3,239,597	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	14,544,159	13,450,462	12,361,442	11,277,102	10,197,440	9,122,457	8,046,548	6,974,618	5,907,395	4,844,880	3,787,071	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	9,562,011	8,812,945	8,067,089	7,324,441	6,583,187	5,842,637	5,105,316	4,371,222	3,640,354	2,912,714	2,188,302	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	11,483,378	10,584,495	9,689,462	8,798,279	7,908,905	7,020,242	6,135,450	5,254,531	4,377,486	3,504,314	2,635,013	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	13,404,745	12,356,044	11,311,835	10,272,116	9,234,625	8,197,845	7,165,584	6,137,842	5,114,617	4,095,912	3,081,724	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	939,713	888,372	837,248	786,341	735,652	685,179	634,924	584,886	535,065	485,462	436,075	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,880,306	1,777,624	1,675,375	1,573,562	1,472,183	1,371,238	1,270,727	1,170,652	1,071,010	971,802	873,030	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,231,479	4,000,444	3,770,386	3,541,305	3,313,202	3,086,077	2,859,928	2,634,757	2,410,562	2,187,346	1,965,107	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,683,038	1,576,451	1,470,319	1,364,639	1,259,413	1,154,640	1,050,321	946,455	843,043	740,085	637,579	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,359,341	2,210,114	2,061,521	1,913,563	1,766,240	1,619,551	1,473,498	1,328,079	1,183,295	1,039,146	895,632	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,029,864	2,838,008	2,646,969	2,456,745	2,267,339	2,078,748	1,890,974	1,704,016	1,517,874	1,332,548	1,148,039	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	9,508,444	8,904,463	8,303,053	7,704,212	7,107,942	6,514,241	5,923,111	5,334,550	4,748,559	4,165,138	3,584,287	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	21,879,185	20,477,610	19,081,999	17,692,355	16,308,675	14,930,961	13,559,212	12,193,429	10,833,611	9,479,758	8,131,870	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	54,394,823	50,588,057	46,797,539	43,023,272	39,265,252	35,523,483	31,797,962	28,088,692	24,390,443	20,691,870	17,009,644	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	91,064,164	83,416,254	75,801,163	68,213,592	60,622,000	53,056,039	45,479,914	37,894,270	30,281,523	22,674,805	15,027,424	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	41,983,357	38,840,422	35,710,957	32,594,960	29,492,432	26,403,371	23,314,985	20,234,713	17,167,989	14,114,817	11,071,931	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	62,391,235	57,197,553	52,021,400	46,841,678	41,684,384	36,549,520	31,405,287	26,277,637	21,146,462	16,019,095	10,865,392	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	28,501,819	27,013,207	25,530,959	24,055,074	22,585,551	21,122,392	19,665,595	18,215,162	16,771,091	15,333,384	13,902,040	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,510,161	8,326,035	8,142,692	7,960,134	7,778,358	7,597,366	7,417,158	7,237,733	7,059,091	6,881,234	6,704,159	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	10,098,719	9,484,937	8,873,767	8,265,208	7,659,262	7,055,927	6,455,204	5,857,092	5,261,591	4,668,703	4,078,426	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	22,898,752	21,443,782	19,995,030	18,552,494	17,116,177	15,686,077	14,262,195	12,844,529	11,433,081	10,027,850	8,628,836	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	35,901,511	33,289,685	30,689,027	28,099,537	25,521,216	22,954,062	20,398,077	17,845,723	15,296,828	12,759,171	10,232,750	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	51,746,675	47,542,615	43,356,583	39,188,578	35,038,602	30,906,653	26,792,732	22,696,838	18,612,938	14,518,146	10,427,923	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	13,374,646	12,426,956	11,483,317	10,543,729	9,608,191	8,676,705	7,749,268	6,825,883	5,906,548	4,991,265	4,080,031	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	36,746,693	34,134,852	31,534,180	28,944,675	26,366,338	23,799,169	21,243,169	18,698,337	16,154,784	13,617,111	11,090,674	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	74,181,726	67,999,987	61,816,645	55,629,469	49,432,921	43,206,370	36,959,246	30,739,527	24,547,215	18,382,307	12,244,805	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	27,052,749	25,220,915	23,394,361	21,575,649	19,764,779	17,961,751	16,166,566	14,379,222	12,599,721	10,828,063	9,064,246	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	62,349,224	57,202,542	52,096,479	47,002,681	41,949,109	36,902,777	31,899,455	26,939,146	22,021,849	17,128,915	12,253,415	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	13,481,318	12,805,464	12,135,088	11,470,190	10,810,771	10,156,831	9,508,368	8,865,384	8,227,878	7,595,850	6,969,301	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	51,506,063	47,500,840	43,512,779	39,541,880	35,588,144	31,651,570	27,732,159	23,829,909	19,923,725	16,026,742	12,147,051	45%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	53,402,234	49,402,643	45,414,583	41,443,684	37,489,948	33,553,374	29,633,962	25,731,714	21,846,626	17,957,563	14,077,874	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	38,422,768	35,902,690	33,393,387	30,894,857	28,407,101	25,930,119	23,463,910	21,008,475	18,563,814	16,129,926	13,706,813	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	76,554,464	69,899,609	63,232,533	56,535,398	49,790,155	42,978,541	36,169,810	29,391,031	22,642,204	15,923,328	9,225,388	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	104,762,280	97,438,997	90,143,741	82,879,798	75,638,504	68,403,797	61,200,399	53,987,341	46,783,134	39,564,575	32,308,035	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,535,449	7,289,947	7,045,491	6,802,079	6,559,712	6,318,390	6,078,112	5,838,878	5,600,690	5,363,546	5,127,446	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	77,240,050	72,236,144	67,253,695	62,292,702	57,353,165	52,435,086	47,538,462	42,663,295	37,809,585	32,977,331	28,166,533	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	49,755,909	46,615,784	43,486,742	40,365,366	37,257,393	34,162,822	31,081,652	28,013,885	24,959,517	21,918,553	18,890,990	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	78,871,070	72,305,754	65,737,992	59,174,640	52,639,709	46,133,198	39,655,110	33,205,443	26,784,197	20,371,902	13,944,893	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	256,400,888	235,669,891	215,026,154	194,358,393	173,714,237	153,039,375	132,278,851	111,377,058	90,183,914	68,923,929	47,758,460	45%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	8,067,384	7,490,358	6,915,800	6,343,706	5,774,079	5,206,919	4,642,224	4,079,995	3,517,429	2,956,764	2,398,582	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	14,837,630	13,885,861	12,938,143	11,994,476	11,054,859	10,119,293	9,187,778	8,260,313	7,336,900	6,417,537	5,502,224	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	63,277,501	57,948,060	52,619,456	47,306,308	42,009,556	36,706,045	31,425,700	26,158,467	20,879,575	15,612,999	10,327,311	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	65,125,262	59,766,105	54,410,963	49,061,120	43,734,443	38,430,932	33,150,588	27,893,409	22,630,781	17,375,256	12,105,237	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	26,339,720	24,478,929	22,626,091	20,781,208	18,944,277	17,115,301	15,294,279	13,481,210	11,671,841	9,863,834	8,063,830	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	61,915,042	56,911,136	51,928,688	46,967,694	42,028,159	37,110,079	32,189,337	27,279,985	22,392,243	17,493,305	12,605,681	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	12,460,019	11,522,567	10,589,126	9,659,694	8,734,273	7,812,864	6,890,561	5,971,769	5,057,010	4,146,286	3,239,597	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	14,544,159	13,450,462	12,361,442	11,277,102	10,197,440	9,122,457	8,046,548	6,974,618	5,907,395	4,844,880	3,787,071	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	9,562,011	8,812,945	8,067,089	7,324,441	6,583,187	5,842,637	5,105,316	4,371,222	3,640,354	2,912,714	2,188,302	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	11,483,378	10,584,495	9,689,462	8,798,279	7,908,905	7,020,242	6,135,450	5,254,531	4,377,486	3,504,314	2,635,013	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	13,404,745	12,356,044	11,311,835	10,272,116	9,234,625	8,197,845	7,165,584	6,137,842	5,114,617	4,095,912	3,081,724	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	939,713	888,372	837,248	786,341	735,652	685,179	634,924	584,886	535,065	485,462	436,075	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,880,306	1,777,624	1,675,375	1,573,562	1,472,183	1,371,238	1,270,727	1,170,652	1,071,010	971,802	873,030	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,231,479	4,000,444	3,770,386	3,541,305	3,313,202	3,086,077	2,859,928	2,634,757	2,410,562	2,187,346	1,965,107	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,683,038	1,576,451	1,470,319	1,364,639	1,259,413	1,154,640	1,050,321	946,455	843,043	740,085	637,579	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,359,341	2,210,114	2,061,521	1,913,563	1,766,240	1,619,551	1,473,498	1,328,079	1,183,295	1,039,146	895,632	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,029,864	2,838,008	2,646,969	2,456,745	2,267,339	2,078,748	1,890,974	1,704,016	1,517,874	1,332,548	1,148,039	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	9,508,444	8,904,463	8,303,053	7,704,212	7,107,942	6,514,241	5,923,111	5,334,550	4,748,559	4,165,138	3,584,287	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	21,879,185	20,477,610	19,081,999	17,692,355	16,308,675	14,930,961	13,559,212	12,193,429	10,833,611	9,479,758	8,131,870	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	54,394,823	50,588,057	46,797,539	43,023,272	39,265,252	35,523,483	31,797,962	28,088,692	24,390,443	20,691,870	17,009,644	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	91,064,164	83,416,254	75,801,163	68,213,592	60,622,000	53,056,039	45,479,914	37,894,270	30,281,523	22,674,805	15,027,424	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	41,983,357	38,840,422	35,710,957	32,594,960	29,492,432	26,403,371	23,314,985	20,234,713	17,167,989	14,114,817	11,071,931	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	62,391,235	57,197,553	52,021,400	46,841,678	41,684,384	36,549,520	31,405,287	26,277,637	21,146,462	16,019,095	10,865,392	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	28,501,819	27,013,207	25,530,959	24,055,074	22,585,551	21,122,392	19,665,595	18,215,162	16,771,091	15,333,384	13,902,040	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,510,161	8,326,035	8,142,692	7,960,134	7,778,358	7,597,366	7,417,158	7,237,733	7,059,091	6,881,234	6,704,159	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	10,098,719	9,484,937	8,873,767	8,265,208	7,659,262	7,055,927	6,455,204	5,857,092	5,261,591	4,668,703	4,078,426	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	22,898,752	21,443,782	19,995,030	18,552,494	17,116,177	15,686,077	14,262,195	12,844,529	11,433,081	10,027,850	8,628,836	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	35,901,511	33,289,685	30,689,027	28,099,537	25,521,216	22,954,062	20,398,077	17,845,723	15,296,828	12,759,171	10,232,750	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	51,746,675	47,542,615	43,356,583	39,188,578	35,038,602	30,906,653	26,792,732	22,696,838	18,612,938	14,518,146	10,427,923	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	13,374,646	12,426,956	11,483,317	10,543,729	9,608,191	8,676,705	7,749,268	6,825,883	5,906,548	4,991,265	4,080,031	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	36,746,693	34,134,852	31,534,180	28,944,675	26,366,338	23,799,169	21,243,169	18,698,337	16,154,784	13,617,111	11,090,674	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	74,181,726	67,999,987	61,816,645	55,629,469	49,432,921	43,206,370	36,959,246	30,739,527	24,547,215	18,382,307	12,244,805	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	27,052,749	25,220,915	23,394,361	21,575,649	19,764,779	17,961,751	16,166,566	14,379,222	12,599,721	10,828,063	9,064,246	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	62,349,224	57,202,542	52,096,479	47,002,681	41,949,109	36,902,777	31,899,455	26,939,146	22,021,849	17,128,915	12,253,415	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	13,481,318	12,805,464	12,135,088	11,470,190	10,810,771	10,156,831	9,508,368	8,865,384	8,227,878	7,595,850	6,969,301	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	51,506,063	47,500,840	43,512,779	39,541,880	35,588,144	31,651,570	27,732,159	23,829,909	19,923,725	16,026,742	12,147,051	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	53,402,234	49,402,643	45,414,583	41,443,684	37,489,948	33,553,374	29,633,962	25,731,714	21,846,626	17,957,563	14,077,874	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	38,422,768	35,902,690	33,393,387	30,894,857	28,407,101	25,930,119	23,463,910	21,008,475	18,563,814	16,129,926	13,706,813	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	76,554,464	69,899,609	63,232,533	56,535,398	49,790,155	42,978,541	36,169,810	29,391,031	22,642,204	15,923,328	9,225,388	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	104,762,280	97,438,997	90,143,741	82,879,798	75,638,504	68,403,797	61,200,399	53,987,341	46,783,134	39,564,575	32,308,035	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,535,449	7,289,947	7,045,491	6,802,079	6,559,712	6,318,390	6,078,112	5,838,878	5,600,690	5,363,546	5,127,446	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	77,240,050	72,236,144	67,253,695	62,292,702	57,353,165	52,435,086	47,538,462	42,663,295	37,809,585	32,977,331	28,166,533	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	49,755,909	46,615,784	43,486,742	40,365,366	37,257,393	34,162,822	31,081,652	28,013,885	24,959,517	21,918,553	18,890,990	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	78,871,070	72,305,754	65,737,992	59,174,640	52,639,709	46,133,198	39,655,110	33,205,443	26,784,197	20,371,902	13,944,893	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	256,400,888	235,669,891	215,026,154	194,358,393	173,714,237	153,039,375	132,278,851	111,377,058	90,183,914	68,923,929	47,758,460	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	8,067,384	7,490,358	6,915,800	6,343,706	5,774,079	5,206,919	4,642,224	4,079,995	3,517,429	2,956,764	2,398,582	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	14,837,630	13,885,861	12,938,143	11,994,476	11,054,859	10,119,293	9,187,778	8,260,313	7,336,900	6,417,537	5,502,224	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	63,277,501	57,948,060	52,619,456	47,306,308	42,009,556	36,706,045	31,425,700	26,158,467	20,879,575	15,612,999	10,327,311	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	65,125,262	59,766,105	54,410,963	49,061,120	43,734,443	38,430,932	33,150,588	27,893,409	22,630,781	17,375,256	12,105,237	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	26,339,720	24,478,929	22,626,091	20,781,208	18,944,277	17,115,301	15,294,279	13,481,210	11,671,841	9,863,834	8,063,830	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	61,915,042	56,911,136	51,928,688	46,967,694	42,028,159	37,110,079	32,189,337	27,279,985	22,392,243	17,493,305	12,605,681	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	12,460,019	11,522,567	10,589,126	9,659,694	8,734,273	7,812,864	6,890,561	5,971,769	5,057,010	4,146,286	3,239,597	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	14,544,159	13,450,462	12,361,442	11,277,102	10,197,440	9,122,457	8,046,548	6,974,618	5,907,395	4,844,880	3,787,071	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	9,562,011	8,812,945	8,067,089	7,324,441	6,583,187	5,842,637	5,105,316	4,371,222	3,640,354	2,912,714	2,188,302	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	11,483,378	10,584,495	9,689,462	8,798,279	7,908,905	7,020,242	6,135,450	5,254,531	4,377,486	3,504,314	2,635,013	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	13,404,745	12,356,044	11,311,835	10,272,116	9,234,625	8,197,845	7,165,584	6,137,842	5,114,617	4,095,912	3,081,724	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £13,464 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	1,021,731	966,118	910,739	855,597	800,689	746,016	691,578	637,376	583,410	529,678	476,182	20%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,044,341	1,933,113	1,822,357	1,712,071	1,602,256	1,492,911	1,384,036	1,275,632	1,167,698	1,060,235	953,242	20%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,600,558	4,350,297	4,101,095	3,852,951	3,605,867	3,359,840	3,114,873	2,870,964	2,628,112	2,386,320	2,145,586	20%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,855,847	1,740,258	1,625,162	1,510,558	1,396,444	1,282,822	1,169,691	1,057,052	944,904	833,248	722,084	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,601,274	2,439,444	2,278,302	2,117,848	1,958,083	1,799,005	1,640,615	1,482,914	1,325,900	1,169,575	1,013,938	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,340,920	3,132,861	2,925,688	2,719,398	2,513,994	2,309,475	2,105,839	1,903,089	1,701,223	1,500,242	1,300,146	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	10,494,618	9,839,268	9,186,705	8,536,929	7,889,940	7,245,737	6,604,322	5,965,693	5,329,851	4,696,795	4,066,528	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	24,195,734	22,673,490	21,157,721	19,648,427	18,145,608	16,649,264	15,159,395	13,676,000	12,199,080	10,728,636	9,264,666	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	60,811,938	56,682,718	52,558,700	48,452,346	44,363,655	40,292,628	36,239,265	32,203,564	28,185,527	24,185,154	20,182,025	45%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	103,810,388	95,532,523	87,290,133	79,055,809	70,846,311	62,660,127	54,474,849	46,292,639	38,099,210	29,867,631	21,626,867	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	46,413,033	42,992,919	39,587,443	36,196,606	32,820,408	29,458,848	26,111,927	22,765,809	19,427,673	16,104,268	12,795,594	20%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	70,773,441	65,114,344	59,479,507	53,868,928	48,272,972	42,676,377	37,104,195	31,536,898	25,971,448	20,405,490	14,835,978	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	32,317,323	30,699,182	29,087,948	27,483,625	25,886,210	24,295,704	22,712,106	21,135,419	19,565,640	18,002,769	16,446,808	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,467,376	8,267,588	8,068,651	7,870,563	7,673,325	7,476,936	7,281,397	7,086,708	6,892,868	6,699,878	6,507,738	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	10,914,853	10,248,867	9,585,713	8,925,391	8,267,902	7,613,244	6,961,418	6,312,425	5,666,264	5,022,935	4,382,438	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	25,129,475	23,549,655	21,976,580	20,410,248	18,850,662	17,297,820	15,751,723	14,212,371	12,679,763	11,153,899	9,634,780	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	40,994,655	38,154,731	35,326,940	32,511,279	29,707,750	26,916,352	24,137,085	21,369,950	18,614,946	15,866,299	13,118,470	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	60,205,030	55,631,713	51,077,982	46,543,840	42,029,283	37,534,313	33,058,930	28,603,135	24,166,926	19,750,304	15,336,007	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	15,434,870	14,405,293	13,380,113	12,359,329	11,342,942	10,330,952	9,323,358	8,320,161	7,321,360	6,326,955	5,336,947	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	42,911,152	40,071,213	37,243,407	34,427,730	31,624,186	28,832,773	26,053,492	23,286,341	20,531,322	17,788,433	15,057,676	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	86,410,481	79,704,447	73,026,775	66,330,622	59,638,036	52,927,410	46,176,494	39,408,633	32,670,553	25,962,252	19,283,733	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	29,221,311	27,234,681	25,253,048	23,276,412	21,308,291	19,348,685	17,397,594	15,455,017	13,520,956	11,595,408	9,678,375	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	70,582,205	65,007,014	59,460,516	53,947,998	48,476,671	43,020,877	37,592,981	32,188,208	26,830,176	21,518,886	16,235,241	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	13,476,560	12,742,392	12,014,169	11,291,890	10,575,555	9,865,164	9,160,717	8,462,214	7,769,656	7,083,042	6,402,371	25%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	58,540,127	54,202,155	49,877,090	45,556,291	41,254,144	36,970,651	32,705,808	28,459,619	24,232,083	20,014,461	15,791,870	25%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	59,802,994	55,465,024	51,145,617	46,838,429	42,536,281	38,252,788	33,987,946	29,741,757	25,514,220	21,305,336	17,093,570	35%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	42,779,298	40,040,240	37,312,882	34,597,221	31,893,259	29,200,995	26,520,431	23,851,564	21,194,396	18,548,927	15,915,155	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	84,488,398	77,292,033	70,094,577	62,876,478	55,620,049	48,304,231	40,909,827	33,527,819	26,178,377	18,861,499	11,577,188	20%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	116,345,870	108,416,340	100,520,665	92,645,223	84,788,083	76,964,926	69,157,697	61,365,011	53,579,916	45,795,556	37,986,731	45%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,921,922	7,655,538	7,390,288	7,126,172	6,863,187	6,601,335	6,340,617	6,081,031	5,822,578	5,565,257	5,309,070	35%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	86,829,266	81,386,510	75,967,063	70,570,926	65,198,099	59,848,581	54,522,374	49,219,476	43,939,887	38,683,609	33,450,640	45%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	54,655,851	51,243,782	47,846,229	44,463,191	41,094,666	37,734,897	34,385,790	31,051,240	27,731,247	24,425,813	21,134,936	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	90,642,010	83,551,355	76,440,705	69,339,859	62,228,553	55,148,134	48,098,601	41,079,955	34,092,196	27,135,323	20,202,206	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	287,068,827	264,642,034	242,274,735	219,925,345	197,601,415	175,281,604	152,907,280	130,419,116	107,739,150	84,704,590	61,667,732	25%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	9,208,493	8,581,818	7,957,819	7,336,495	6,717,848	6,101,875	5,488,579	4,877,958	4,270,014	3,664,744	3,059,663	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	16,409,663	15,376,008	14,346,749	13,321,886	12,301,420	11,285,350	10,273,677	9,266,401	8,263,521	7,265,038	6,270,951	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	72,238,262	66,442,417	60,671,038	54,924,504	49,182,260	43,452,328	37,728,562	32,008,133	26,312,875	20,596,518	14,891,710	45%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	73,044,179	67,235,107	61,430,199	55,650,284	49,859,157	44,088,382	38,342,779	32,622,349	26,927,092	21,220,106	15,524,813	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	30,537,030	28,515,348	26,502,298	24,497,882	22,502,099	20,514,950	18,536,433	16,566,550	14,605,299	12,652,683	10,708,699	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	70,562,385	65,119,628	59,700,182	54,304,045	48,931,218	43,581,700	38,255,493	32,950,178	27,632,412	22,338,127	17,040,872	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	14,018,969	13,000,311	11,986,007	10,976,057	9,970,461	8,969,217	7,972,326	6,978,359	5,984,094	4,994,211	4,008,707	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	16,362,934	15,174,497	13,991,138	12,812,858	11,639,658	10,471,535	9,308,493	8,148,974	6,988,994	5,834,126	4,684,368	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	10,811,341	9,997,199	9,186,539	8,379,363	7,575,671	6,775,460	5,975,968	5,177,882	4,383,300	3,592,223	2,804,651	45%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	12,982,575	12,005,599	11,032,803	10,064,186	9,099,750	8,139,492	7,180,232	6,222,524	5,269,021	4,319,724	3,374,632	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	15,153,808	14,013,998	12,879,066	11,749,009	10,623,829	9,503,524	8,384,498	7,267,167	6,154,743	5,047,225	3,944,613	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	1,021,731	966,118	910,739	855,597	800,689	746,016	691,578	637,376	583,410	529,678	476,182	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,044,341	1,933,113	1,822,357	1,712,071	1,602,256	1,492,911	1,384,036	1,275,632	1,167,698	1,060,235	953,242	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,600,558	4,350,297	4,101,095	3,852,951	3,605,867	3,359,840	3,114,873	2,870,964	2,628,112	2,386,320	2,145,586	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,855,847	1,740,258	1,625,162	1,510,558	1,396,444	1,282,822	1,169,691	1,057,052	944,904	833,248	722,084	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,601,274	2,439,444	2,278,302	2,117,848	1,958,083	1,799,005	1,640,615	1,482,914	1,325,900	1,169,575	1,013,938	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,340,920	3,132,861	2,925,688	2,719,398	2,513,994	2,309,475	2,105,839	1,903,089	1,701,223	1,500,242	1,300,146	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	10,494,618	9,839,268	9,186,705	8,536,929	7,889,940	7,245,737	6,604,322	5,965,693	5,329,851	4,696,795	4,066,528	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	24,195,734	22,673,490	21,157,721	19,648,427	18,145,608	16,649,264	15,159,395	13,676,000	12,199,080	10,728,636	9,264,666	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	60,811,938	56,682,718	52,558,700	48,452,346	44,363,655	40,292,628	36,239,265	32,203,564	28,185,527	24,185,154	20,182,025	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	103,810,388	95,532,523	87,290,133	79,055,809	70,846,311	62,660,127	54,474,849	46,292,639	38,099,210	29,867,631	21,626,867	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	46,413,033	42,992,919	39,587,443	36,196,606	32,820,408	29,458,848	26,111,927	22,765,809	19,427,673	16,104,268	12,795,594	40%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	70,773,441	65,114,344	59,479,507	53,868,928	48,272,972	42,676,377	37,104,195	31,536,898	25,971,448	20,405,490	14,835,978	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	32,317,323	30,699,182	29,087,948	27,483,625	25,886,210	24,295,704	22,712,106	21,135,419	19,565,640	18,002,769	16,446,808	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,467,376	8,267,588	8,068,651	7,870,563	7,673,325	7,476,936	7,281,397	7,086,708	6,892,868	6,699,878	6,507,738	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	10,914,853	10,248,867	9,585,713	8,925,391	8,267,902	7,613,244	6,961,418	6,312,425	5,666,264	5,022,935	4,382,438	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	25,129,475	23,549,655	21,976,580	20,410,248	18,850,662	17,297,820	15,751,723	14,212,371	12,679,763	11,153,899	9,634,780	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	40,994,655	38,154,731	35,326,940	32,511,279	29,707,750	26,916,352	24,137,085	21,369,950	18,614,946	15,866,299	13,118,470	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	60,205,030	55,631,713	51,077,982	46,543,840	42,029,283	37,534,313	33,058,930	28,603,135	24,166,926	19,750,304	15,336,007	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	15,434,870	14,405,293	13,380,113	12,359,329	11,342,942	10,330,952	9,323,358	8,320,161	7,321,360	6,326,955	5,336,947	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	42,911,152	40,071,213	37,243,407	34,427,730	31,624,186	28,832,773	26,053,492	23,286,341	20,531,322	17,788,433	15,057,676	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	86,410,481	79,704,447	73,026,775	66,330,622	59,638,036	52,927,410	46,176,494	39,408,633	32,670,553	25,962,252	19,283,733	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	29,221,311	27,234,681	25,253,048	23,276,412	21,308,291	19,348,685	17,397,594	15,455,017	13,520,956	11,595,408	9,678,375	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	70,582,205	65,007,014	59,460,516	53,947,998	48,476,671	43,020,877	37,592,981	32,188,208	26,830,176	21,518,886	16,235,241	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	13,476,560	12,742,392	12,014,169	11,291,890	10,575,555	9,865,164	9,160,717	8,462,214	7,769,656	7,083,042	6,402,371	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	58,540,127	54,202,155	49,877,090	45,556,291	41,254,144	36,970,651	32,705,808	28,459,619	24,232,083	20,014,461	15,791,870	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	59,802,994	55,465,024	51,145,617	46,838,429	42,536,281	38,252,788	33,987,946	29,741,757	25,514,220	21,305,336	17,093,570	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	42,779,298	40,040,240	37,312,882	34,597,221	31,893,259	29,200,995	26,520,431	23,851,564	21,194,396	18,548,927	15,915,155	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	84,488,398	77,292,033	70,094,577	62,876,478	55,620,049	48,304,231	40,909,827	33,527,819	26,178,377	18,861,499	11,577,188	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	116,345,870	108,416,340	100,520,665	92,645,223	84,788,083	76,964,926	69,157,697	61,365,011	53,579,916	45,795,556	37,986,731	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,921,922	7,655,538	7,390,288	7,126,172	6,863,187	6,601,335	6,340,617	6,081,031	5,822,578	5,565,257	5,309,070	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	86,829,266	81,386,510	75,967,063	70,570,926	65,198,099	59,848,581	54,522,374	49,219,476	43,939,887	38,683,609	33,450,640	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	54,655,851	51,243,782	47,846,229	44,463,191	41,094,666	37,734,897	34,385,790	31,051,240	27,731,247	24,425,813	21,134,936	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	90,642,010	83,551,355	76,440,705	69,339,859	62,228,553	55,148,134	48,098,601	41,079,955	34,092,196	27,135,323	20,202,206	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	287,068,827	264,642,034	242,274,735	219,925,345	197,601,415	175,281,604	152,907,280	130,419,116	107,739,150	84,704,590	61,667,732	40%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	9,208,493	8,581,818	7,957,819	7,336,495	6,717,848	6,101,875	5,488,579	4,877,958	4,270,014	3,664,744	3,059,663	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	16,409,663	15,376,008	14,346,749	13,321,886	12,301,420	11,285,350	10,273,677	9,266,401	8,263,521	7,265,038	6,270,951	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	72,238,262	66,442,417	60,671,038	54,924,504	49,182,260	43,452,328	37,728,562	32,008,133	26,312,875	20,596,518	14,891,710	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	73,044,179	67,235,107	61,430,199	55,650,284	49,859,157	44,088,382	38,342,779	32,622,349	26,927,092	21,220,106	15,524,813	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	30,537,030	28,515,348	26,502,298	24,497,882	22,502,099	20,514,950	18,536,433	16,566,550	14,605,299	12,652,683	10,708,699	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	70,562,385	65,119,628	59,700,182	54,304,045	48,931,218	43,581,700	38,255,493	32,950,178	27,632,412	22,338,127	17,040,872	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	14,018,969	13,000,311	11,986,007	10,976,057	9,970,461	8,969,217	7,972,326	6,978,359	5,984,094	4,994,211	4,008,707	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	16,362,934	15,174,497	13,991,138	12,812,858	11,639,658	10,471,535	9,308,493	8,148,974	6,988,994	5,834,126	4,684,368	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	10,811,341	9,997,199	9,186,539	8,379,363	7,575,671	6,775,460	5,975,968	5,177,882	4,383,300	3,592,223	2,804,651	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	12,982,575	12,005,599	11,032,803	10,064,186	9,099,750	8,139,492	7,180,232	6,222,524	5,269,021	4,319,724	3,374,632	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	15,153,808	14,013,998	12,879,066	11,749,009	10,623,829	9,503,524	8,384,498	7,267,167	6,154,743	5,047,225	3,944,613	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	1,021,731	966,118	910,739	855,597	800,689	746,016	691,578	637,376	583,410	529,678	476,182	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,044,341	1,933,113	1,822,357	1,712,071	1,602,256	1,492,911	1,384,036	1,275,632	1,167,698	1,060,235	953,242	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,600,558	4,350,297	4,101,095	3,852,951	3,605,867	3,359,840	3,114,873	2,870,964	2,628,112	2,386,320	2,145,586	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,855,847	1,740,258	1,625,162	1,510,558	1,396,444	1,282,822	1,169,691	1,057,052	944,904	833,248	722,084	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,601,274	2,439,444	2,278,302	2,117,848	1,958,083	1,799,005	1,640,615	1,482,914	1,325,900	1,169,575	1,013,938	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,340,920	3,132,861	2,925,688	2,719,398	2,513,994	2,309,475	2,105,839	1,903,089	1,701,223	1,500,242	1,300,146	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	10,494,618	9,839,268	9,186,705	8,536,929	7,889,940	7,245,737	6,604,322	5,965,693	5,329,851	4,696,795	4,066,528	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	24,195,734	22,673,490	21,157,721	19,648,427	18,145,608	16,649,264	15,159,395	13,676,000	12,199,080	10,728,636	9,264,666	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	60,811,938	56,682,718	52,558,700	48,452,346	44,363,655	40,292,628	36,239,265	32,203,564	28,185,527	24,185,154	20,182,025	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	103,810,388	95,532,523	87,290,133	79,055,809	70,846,311	62,660,127	54,474,849	46,292,639	38,099,210	29,867,631	21,626,867	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	46,413,033	42,992,919	39,587,443	36,196,606	32,820,408	29,458,848	26,111,927	22,765,809	19,427,673	16,104,268	12,795,594	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	70,773,441	65,114,344	59,479,507	53,868,928	48,272,972	42,676,377	37,104,195	31,536,898	25,971,448	20,405,490	14,835,978	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	32,317,323	30,699,182	29,087,948	27,483,625	25,886,210	24,295,704	22,712,106	21,135,419	19,565,640	18,002,769	16,446,808	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,467,376	8,267,588	8,068,651	7,870,563	7,673,325	7,476,936	7,281,397	7,086,708	6,892,868	6,699,878	6,507,738	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	10,914,853	10,248,867	9,585,713	8,925,391	8,267,902	7,613,244	6,961,418	6,312,425	5,666,264	5,022,935	4,382,438	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	25,129,475	23,549,655	21,976,580	20,410,248	18,850,662	17,297,820	15,751,723	14,212,371	12,679,763	11,153,899	9,634,780	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	40,994,655	38,154,731	35,326,940	32,511,279	29,707,750	26,916,352	24,137,085	21,369,950	18,614,946	15,866,299	13,118,470	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	60,205,030	55,631,713	51,077,982	46,543,840	42,029,283	37,534,313	33,058,930	28,603,135	24,166,926	19,750,304	15,336,007	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	15,434,870	14,405,293	13,380,113	12,359,329	11,342,942	10,330,952	9,323,358	8,320,161	7,321,360	6,326,955	5,336,947	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	42,911,152	40,071,213	37,243,407	34,427,730	31,624,186	28,832,773	26,053,492	23,286,341	20,531,322	17,788,433	15,057,676	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	86,410,481	79,704,447	73,026,775	66,330,622	59,638,036	52,927,410	46,176,494	39,408,633	32,670,553	25,962,252	19,283,733	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	29,221,311	27,234,681	25,253,048	23,276,412	21,308,291	19,348,685	17,397,594	15,455,017	13,520,956	11,595,408	9,678,375	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	70,582,205	65,007,014	59,460,516	53,947,998	48,476,671	43,020,877	37,592,981	32,188,208	26,830,176	21,518,886	16,235,241	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	13,476,560	12,742,392	12,014,169	11,291,890	10,575,555	9,865,164	9,160,717	8,462,214	7,769,656	7,083,042	6,402,371	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	58,540,127	54,202,155	49,877,090	45,556,291	41,254,144	36,970,651	32,705,808	28,459,619	24,232,083	20,014,461	15,791,870	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	59,802,994	55,465,024	51,145,617	46,838,429	42,536,281	38,252,788	33,987,946	29,741,757	25,514,220	21,305,336	17,093,570	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	42,779,298	40,040,240	37,312,882	34,597,221	31,893,259	29,200,995	26,520,431	23,851,564	21,194,396	18,548,927	15,915,155	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	84,488,398	77,292,033	70,094,577	62,876,478	55,620,049	48,304,231	40,909,827	33,527,819	26,178,377	18,861,499	11,577,188	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	116,345,870	108,416,340	100,520,665	92,645,223	84,788,083	76,964,926	69,157,697	61,365,011	53,579,916	45,795,556	37,986,731	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,921,922	7,655,538	7,390,288	7,126,172	6,863,187	6,601,335	6,340,617	6,081,031	5,822,578	5,565,257	5,309,070	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	86,829,266	81,386,510	75,967,063	70,570,926	65,198,099	59,848,581	54,522,374	49,219,476	43,939,887	38,683,609	33,450,640	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	54,655,851	51,243,782	47,846,229	44,463,191	41,094,666	37,734,897	34,385,790	31,051,240	27,731,247	24,425,813	21,134,936	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	90,642,010	83,551,355	76,440,705	69,339,859	62,228,553	55,148,134	48,098,601	41,079,955	34,092,196	27,135,323	20,202,206	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	287,068,827	264,642,034	242,274,735	219,925,345	197,601,415	175,281,604	152,907,280	130,419,116	107,739,150	84,704,590	61,667,732	45%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	9,208,493	8,581,818	7,957,819	7,336,495	6,717,848	6,101,875	5,488,579	4,877,958	4,270,014	3,664,744	3,059,663	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	16,409,663	15,376,008	14,346,749	13,321,886	12,301,420	11,285,350	10,273,677	9,266,401	8,263,521	7,265,038	6,270,951	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	72,238,262	66,442,417	60,671,038	54,924,504	49,182,260	43,452,328	37,728,562	32,008,133	26,312,875	20,596,518	14,891,710	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	73,044,179	67,235,107	61,430,199	55,650,284	49,859,157	44,088,382	38,342,779	32,622,349	26,927,092	21,220,106	15,524,813	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	30,537,030	28,515,348	26,502,298	24,497,882	22,502,099	20,514,950	18,536,433	16,566,550	14,605,299	12,652,683	10,708,699	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	70,562,385	65,119,628	59,700,182	54,304,045	48,931,218	43,581,700	38,255,493	32,950,178	27,632,412	22,338,127	17,040,872	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	14,018,969	13,000,311	11,986,007	10,976,057	9,970,461	8,969,217	7,972,326	6,978,359	5,984,094	4,994,211	4,008,707	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	16,362,934	15,174,497	13,991,138	12,812,858	11,639,658	10,471,535	9,308,493	8,148,974	6,988,994	5,834,126	4,684,368	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	10,811,341	9,997,199	9,186,539	8,379,363	7,575,671	6,775,460	5,975,968	5,177,882	4,383,300	3,592,223	2,804,651	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	12,982,575	12,005,599	11,032,803	10,064,186	9,099,750	8,139,492	7,180,232	6,222,524	5,269,021	4,319,724	3,374,632	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	15,153,808	14,013,998	12,879,066	11,749,009	10,623,829	9,503,524	8,384,498	7,267,167	6,154,743	5,047,225	3,944,613	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	1,021,731	966,118	910,739	855,597	800,689	746,016	691,578	637,376	583,410	529,678	476,182	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,044,341	1,933,113	1,822,357	1,712,071	1,602,256	1,492,911	1,384,036	1,275,632	1,167,698	1,060,235	953,242	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,600,558	4,350,297	4,101,095	3,852,951	3,605,867	3,359,840	3,114,873	2,870,964	2,628,112	2,386,320	2,145,586	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,855,847	1,740,258	1,625,162	1,510,558	1,396,444	1,282,822	1,169,691	1,057,052	944,904	833,248	722,084	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,601,274	2,439,444	2,278,302	2,117,848	1,958,083	1,799,005	1,640,615	1,482,914	1,325,900	1,169,575	1,013,938	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,340,920	3,132,861	2,925,688	2,719,398	2,513,994	2,309,475	2,105,839	1,903,089	1,701,223	1,500,242	1,300,146	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	10,494,618	9,839,268	9,186,705	8,536,929	7,889,940	7,245,737	6,604,322	5,965,693	5,329,851	4,696,795	4,066,528	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	24,195,734	22,673,490	21,157,721	19,648,427	18,145,608	16,649,264	15,159,395	13,676,000	12,199,080	10,728,636	9,264,666	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	60,811,938	56,682,718	52,558,700	48,452,346	44,363,655	40,292,628	36,239,265	32,203,564	28,185,527	24,185,154	20,182,025	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	103,810,388	95,532,523	87,290,133	79,055,809	70,846,311	62,660,127	54,474,849	46,292,639	38,099,210	29,867,631	21,626,867	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	46,413,033	42,992,919	39,587,443	36,196,606	32,820,408	29,458,848	26,111,927	22,765,809	19,427,673	16,104,268	12,795,594	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	70,773,441	65,114,344	59,479,507	53,868,928	48,272,972	42,676,377	37,104,195	31,536,898	25,971,448	20,405,490	14,835,978	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	32,317,323	30,699,182	29,087,948	27,483,625	25,886,210	24,295,704	22,712,106	21,135,419	19,565,640	18,002,769	16,446,808	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,467,376	8,267,588	8,068,651	7,870,563	7,673,325	7,476,936	7,281,397	7,086,708	6,892,868	6,699,878	6,507,738	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	10,914,853	10,248,867	9,585,713	8,925,391	8,267,902	7,613,244	6,961,418	6,312,425	5,666,264	5,022,935	4,382,438	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	25,129,475	23,549,655	21,976,580	20,410,248	18,850,662	17,297,820	15,751,723	14,212,371	12,679,763	11,153,899	9,634,780	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	40,994,655	38,154,731	35,326,940	32,511,279	29,707,750	26,916,352	24,137,085	21,369,950	18,614,946	15,866,299	13,118,470	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	60,205,030	55,631,713	51,077,982	46,543,840	42,029,283	37,534,313	33,058,930	28,603,135	24,166,926	19,750,304	15,336,007	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	15,434,870	14,405,293	13,380,113	12,359,329	11,342,942	10,330,952	9,323,358	8,320,161	7,321,360	6,326,955	5,336,947	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	42,911,152	40,071,213	37,243,407	34,427,730	31,624,186	28,832,773	26,053,492	23,286,341	20,531,322	17,788,433	15,057,676	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	86,410,481	79,704,447	73,026,775	66,330,622	59,638,036	52,927,410	46,176,494	39,408,633	32,670,553	25,962,252	19,283,733	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	29,221,311	27,234,681	25,253,048	23,276,412	21,308,291	19,348,685	17,397,594	15,455,017	13,520,956	11,595,408	9,678,375	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	70,582,205	65,007,014	59,460,516	53,947,998	48,476,671	43,020,877	37,592,981	32,188,208	26,830,176	21,518,886	16,235,241	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	13,476,560	12,742,392	12,014,169	11,291,890	10,575,555	9,865,164	9,160,717	8,462,214	7,769,656	7,083,042	6,402,371	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	58,540,127	54,202,155	49,877,090	45,556,291	41,254,144	36,970,651	32,705,808	28,459,619	24,232,083	20,014,461	15,791,870	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	59,802,994	55,465,024	51,145,617	46,838,429	42,536,281	38,252,788	33,987,946	29,741,757	25,514,220	21,305,336	17,093,570	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	42,779,298	40,040,240	37,312,882	34,597,221	31,893,259	29,200,995	26,520,431	23,851,564	21,194,396	18,548,927	15,915,155	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	84,488,398	77,292,033	70,094,577	62,876,478	55,620,049	48,304,231	40,909,827	33,527,819	26,178,377	18,861,499	11,577,188	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	116,345,870	108,416,340	100,520,665	92,645,223	84,788,083	76,964,926	69,157,697	61,365,011	53,579,916	45,795,556	37,986,731	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,921,922	7,655,538	7,390,288	7,126,172	6,863,187	6,601,335	6,340,617	6,081,031	5,822,578	5,565,257	5,309,070	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	86,829,266	81,386,510	75,967,063	70,570,926	65,198,099	59,848,581	54,522,374	49,219,476	43,939,887	38,683,609	33,450,640	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	54,655,851	51,243,782	47,846,229	44,463,191	41,094,666	37,734,897	34,385,790	31,051,240	27,731,247	24,425,813	21,134,936	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	90,642,010	83,551,355	76,440,705	69,339,859	62,228,553	55,148,134	48,098,601	41,079,955	34,092,196	27,135,323	20,202,206	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	287,068,827	264,642,034	242,274,735	219,925,345	197,601,415	175,281,604	152,907,280	130,419,116	107,739,150	84,704,590	61,667,732	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	9,208,493	8,581,818	7,957,819	7,336,495	6,717,848	6,101,875	5,488,579	4,877,958	4,270,014	3,664,744	3,059,663	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	16,409,663	15,376,008	14,346,749	13,321,886	12,301,420	11,285,350	10,273,677	9,266,401	8,263,521	7,265,038	6,270,951	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	72,238,262	66,442,417	60,671,038	54,924,504	49,182,260	43,452,328	37,728,562	32,008,133	26,312,875	20,596,518	14,891,710	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	73,044,179	67,235,107	61,430,199	55,650,284	49,859,157	44,088,382	38,342,779	32,622,349	26,927,092	21,220,106	15,524,813	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	30,537,030	28,515,348	26,502,298	24,497,882	22,502,099	20,514,950	18,536,433	16,566,550	14,605,299	12,652,683	10,708,699	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	70,562,385	65,119,628	59,700,182	54,304,045	48,931,218	43,581,700	38,255,493	32,950,178	27,632,412	22,338,127	17,040,872	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	14,018,969	13,000,311	11,986,007	10,976,057	9,970,461	8,969,217	7,972,326	6,978,359	5,984,094	4,994,211	4,008,707	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	16,362,934	15,174,497	13,991,138	12,812,858	11,639,658	10,471,535	9,308,493	8,148,974	6,988,994	5,834,126	4,684,368	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	10,811,341	9,997,199	9,186,539	8,379,363	7,575,671	6,775,460	5,975,968	5,177,882	4,383,300	3,592,223	2,804,651	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	12,982,575	12,005,599	11,032,803	10,064,186	9,099,750	8,139,492	7,180,232	6,222,524	5,269,021	4,319,724	3,374,632	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	15,153,808	14,013,998	12,879,066	11,749,009	10,623,829	9,503,524	8,384,498	7,267,167	6,154,743	5,047,225	3,944,613	50%

WANDSWORTH LOCAL PLAN VIABILITY Sales value £14,240 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	1,026,254	970,405	914,793	859,416	804,275	749,371	694,704	640,271	586,076	532,117	478,394	20%
2	Low density housing scheme (4 houses)	4	£1,543,757	2,053,387	1,941,689	1,830,463	1,719,710	1,609,429	1,499,621	1,390,285	1,281,422	1,173,031	1,065,112	957,666	20%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,620,912	4,369,591	4,119,333	3,870,138	3,622,006	3,374,938	3,128,932	2,883,989	2,640,110	2,397,293	2,155,540	20%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,834,921	1,720,423	1,606,411	1,492,887	1,379,849	1,267,299	1,155,235	1,043,659	932,569	821,966	711,850	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,571,977	2,411,673	2,252,050	2,093,110	1,934,851	1,777,274	1,620,378	1,464,164	1,308,631	1,153,781	999,611	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	3,303,252	3,097,155	2,891,935	2,687,593	2,484,125	2,281,534	2,079,819	1,878,982	1,679,020	1,479,935	1,281,726	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	10,339,199	9,691,944	9,047,443	8,405,695	7,766,698	7,130,455	6,496,964	5,866,226	5,238,240	4,613,008	3,990,527	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	23,712,147	22,215,093	20,724,408	19,240,092	17,762,143	16,290,563	14,825,352	13,366,509	11,914,035	10,467,929	9,028,192	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	58,386,827	54,372,118	50,374,537	46,394,082	42,430,756	38,484,556	34,555,483	30,643,538	26,731,991	22,833,484	18,952,197	45%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	97,488,156	89,503,831	81,517,461	73,565,494	65,641,942	57,711,196	49,804,988	41,886,222	33,949,834	26,033,923	18,075,788	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	44,640,537	41,312,751	37,999,214	34,699,926	31,414,887	28,126,828	24,852,682	21,592,865	18,347,374	15,116,211	11,886,359	20%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	66,683,208	61,220,987	55,769,392	50,341,284	44,936,663	39,538,860	34,144,373	28,773,536	23,390,229	18,021,893	12,626,716	30%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	31,814,313	30,223,858	28,640,196	27,063,327	25,493,250	23,929,968	22,373,478	20,823,781	19,280,878	17,743,565	16,211,697	50%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,419,993	8,222,673	8,026,194	7,830,553	7,635,752	7,441,790	7,248,666	7,056,383	6,864,939	6,674,333	6,484,567	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	10,756,908	10,099,149	9,444,188	8,792,024	8,142,658	7,496,088	6,852,317	6,211,342	5,573,165	4,937,785	4,305,203	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	24,720,702	23,162,175	21,610,302	20,065,084	18,526,521	16,994,613	15,469,358	13,950,759	12,438,815	10,933,525	9,434,889	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	39,961,564	37,175,455	34,401,249	31,638,947	28,888,550	26,150,056	23,423,467	20,708,781	17,991,988	15,286,116	12,592,215	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	57,041,078	52,632,570	48,242,953	43,872,227	39,520,392	35,187,447	30,873,395	26,578,233	22,301,961	18,023,111	13,749,953	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	15,109,810	14,097,166	13,088,847	12,084,853	11,085,183	10,089,838	9,098,820	8,112,125	7,129,756	6,151,713	5,177,994	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	41,878,061	39,091,937	36,317,716	33,555,399	30,804,986	28,066,477	25,339,872	22,625,171	19,922,375	17,231,482	14,537,800	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	81,081,992	74,610,471	68,129,896	61,665,407	55,172,625	48,664,918	42,163,503	35,690,591	29,246,180	22,830,274	16,442,870	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	28,559,581	26,600,934	24,650,654	22,708,742	20,775,197	18,850,018	16,933,206	15,024,762	13,124,683	11,232,972	9,349,628	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	66,446,985	61,061,839	55,697,337	50,377,349	45,082,535	39,814,811	34,591,925	29,413,877	24,280,668	19,168,809	14,081,238	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	13,266,010	12,543,234	11,826,312	11,115,244	10,410,027	9,710,665	9,017,154	8,329,497	7,647,695	6,971,744	6,301,646	25%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	56,337,892	52,096,299	47,872,868	43,667,596	39,480,486	35,311,535	31,160,745	27,028,116	22,896,749	18,771,407	14,664,355	20%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	57,620,030	53,378,437	49,155,005	44,949,734	40,762,623	36,593,672	32,442,883	28,310,253	24,195,784	20,073,108	15,966,057	35%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	41,844,878	39,154,494	36,475,604	33,808,206	31,152,300	28,507,888	25,874,970	23,253,544	20,643,610	18,045,170	15,458,223	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	76,823,058	69,909,668	62,991,596	56,048,435	49,059,534	42,045,859	35,062,888	28,110,621	21,189,058	14,298,198	7,380,688	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	112,767,881	104,999,053	97,258,782	89,526,118	81,826,768	74,160,731	66,493,835	58,855,444	51,211,523	43,569,608	35,902,749	45%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,858,744	7,595,652	7,333,679	7,072,825	6,813,090	6,554,474	6,296,976	6,040,598	5,785,338	5,531,197	5,278,176	35%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	83,269,139	78,011,830	72,777,046	67,564,789	62,375,058	57,207,854	52,063,177	46,941,026	41,841,402	36,764,305	31,709,733	45%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	53,459,089	50,101,769	46,758,734	43,429,986	40,115,521	36,815,341	33,529,447	30,257,837	27,000,512	23,757,471	20,528,717	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	84,986,047	78,112,030	71,242,270	64,402,111	57,591,551	50,810,592	44,059,234	37,337,475	30,645,317	23,975,340	17,279,652	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	268,569,416	246,888,322	225,274,007	203,648,836	182,046,948	160,432,294	138,741,887	116,911,993	94,878,124	72,845,651	50,911,073	20%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	9,022,286	8,405,310	7,790,970	7,179,264	6,570,193	5,963,756	5,359,954	4,758,787	4,160,119	3,560,871	2,964,274	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	16,084,605	15,067,882	14,055,483	13,047,410	12,043,661	11,044,238	10,049,140	9,058,366	8,071,918	7,089,795	6,111,996	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	67,924,051	62,324,797	56,749,561	51,198,344	45,640,199	40,102,220	34,588,413	29,081,869	23,572,070	18,080,752	12,565,688	45%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	68,637,152	63,013,394	57,402,895	51,816,569	46,254,416	40,716,436	35,202,629	29,705,457	24,195,659	18,710,232	13,198,791	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	29,892,249	27,904,153	25,924,547	23,953,435	21,990,812	20,036,682	18,091,043	16,153,895	14,225,238	12,305,073	10,383,647	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	67,002,258	61,744,948	56,510,165	51,297,908	46,108,177	40,940,617	35,762,562	30,607,184	25,474,481	20,336,450	15,205,870	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	13,333,432	12,350,484	11,371,738	10,397,196	9,426,856	8,456,416	7,489,386	6,526,580	5,567,999	4,613,644	3,663,515	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	15,563,141	14,416,364	13,274,491	12,137,521	11,005,453	9,873,383	8,745,176	7,621,899	6,503,550	5,390,132	4,281,642	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	10,190,266	9,408,475	8,630,031	7,852,093	7,076,332	6,303,935	5,534,902	4,769,234	4,006,930	3,247,989	2,492,414	45%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	12,237,284	11,299,131	10,364,993	9,431,598	8,500,680	7,573,798	6,650,954	5,732,147	4,817,377	3,906,643	2,999,947	45%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	14,284,303	13,189,786	12,099,954	11,011,103	9,925,027	8,843,661	7,767,006	6,695,059	5,627,823	4,565,297	3,507,480	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	1,026,254	970,405	914,793	859,416	804,275	749,371	694,704	640,271	586,076	532,117	478,394	50%
2	Low density housing scheme (4 houses)	4	£917,161	2,053,387	1,941,689	1,830,463	1,719,710	1,609,429	1,499,621	1,390,285	1,281,422	1,173,031	1,065,112	957,666	50%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,620,912	4,369,591	4,119,333	3,870,138	3,622,006	3,374,938	3,128,932	2,883,989	2,640,110	2,397,293	2,155,540	50%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,834,921	1,720,423	1,606,411	1,492,887	1,379,849	1,267,299	1,155,235	1,043,659	932,569	821,966	711,850	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,571,977	2,411,673	2,252,050	2,093,110	1,934,851	1,777,274	1,620,378	1,464,164	1,308,631	1,153,781	999,611	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	3,303,252	3,097,155	2,891,935	2,687,593	2,484,125	2,281,534	2,079,819	1,878,982	1,679,020	1,479,935	1,281,726	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	10,339,199	9,691,944	9,047,443	8,405,695	7,766,698	7,130,455	6,496,964	5,866,226	5,238,240	4,613,008	3,990,527	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	23,712,147	22,215,093	20,724,408	19,240,092	17,762,143	16,290,563	14,825,352	13,366,509	11,914,035	10,467,929	9,028,192	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	58,386,827	54,372,118	50,374,537	46,394,082	42,430,756	38,484,556	34,555,483	30,643,538	26,731,991	22,833,484	18,952,197	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	97,488,156	89,503,831	81,517,461	73,565,494	65,641,942	57,711,196	49,804,988	41,886,222	33,949,834	26,033,923	18,075,788	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	44,640,537	41,312,751	37,999,214	34,699,926	31,414,887	28,126,828	24,852,682	21,592,865	18,347,374	15,116,211	11,886,359	40%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	66,683,208	61,220,987	55,769,392	50,341,284	44,936,663	39,538,860	34,144,373	28,773,536	23,390,229	18,021,893	12,626,716	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	31,814,313	30,223,858	28,640,196	27,063,327	25,493,250	23,929,968	22,373,478	20,823,781	19,280,878	17,743,565	16,211,697	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,419,993	8,222,673	8,026,194	7,830,553	7,635,752	7,441,790	7,248,666	7,056,383	6,864,939	6,674,333	6,484,567	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	10,756,908	10,099,149	9,444,188	8,792,024	8,142,658	7,496,088	6,852,317	6,211,342	5,573,165	4,937,785	4,305,203	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	24,720,702	23,162,175	21,610,302	20,065,084	18,526,521	16,994,613	15,469,358	13,950,759	12,438,815	10,933,525	9,434,889	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	39,961,564	37,175,455	34,401,249	31,638,947	28,888,550	26,150,056	23,423,467	20,708,781	17,991,988	15,286,116	12,592,215	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	57,041,078	52,632,570	48,242,953	43,872,227	39,520,392	35,187,447	30,873,395	26,578,233	22,301,961	18,023,111	13,749,953	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	15,109,810	14,097,166	13,088,847	12,084,853	11,085,183	10,089,838	9,098,820	8,112,125	7,129,756	6,151,713	5,177,994	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	41,878,061	39,091,937	36,317,716	33,555,399	30,804,986	28,066,477	25,339,872	22,625,171	19,922,375	17,231,482	14,537,800	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	81,081,992	74,610,471	68,129,896	61,665,407	55,172,625	48,664,918	42,163,503	35,690,591	29,246,180	22,830,274	16,442,870	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	28,559,581	26,600,934	24,650,654	22,708,742	20,775,197	18,850,018	16,933,206	15,024,762	13,124,683	11,232,972	9,349,628	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	66,446,985	61,061,839	55,697,337	50,377,349	45,082,535	39,814,811	34,591,925	29,413,877	24,280,668	19,168,809	14,081,238	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	13,266,010	12,543,234	11,826,312	11,115,244	10,410,027	9,710,665	9,017,154	8,329,497	7,647,695	6,971,744	6,301,646	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	56,337,892	52,096,299	47,872,868	43,667,596	39,480,486	35,311,535	31,160,745	27,028,116	22,896,749	18,771,407	14,664,355	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	57,620,030	53,378,437	49,155,005	44,949,734	40,762,623	36,593,672	32,442,883	28,310,253	24,195,784	20,073,108	15,966,057	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	41,844,878	39,154,494	36,475,604	33,808,206	31,152,300	28,507,888	25,874,970	23,253,544	20,643,610	18,045,170	15,458,223	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	76,823,058	69,909,668	62,991,596	56,048,435	49,059,534	42,045,859	35,062,888	28,110,621	21,189,058	14,298,198	7,380,688	30%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	112,767,881	104,999,053	97,258,782	89,526,118	81,826,768	74,160,731	66,493,835	58,855,444	51,211,523	43,569,608	35,902,749	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,858,744	7,595,652	7,333,679	7,072,825	6,813,090	6,554,474	6,296,976	6,040,598	5,785,338	5,531,197	5,278,176	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	83,269,139	78,011,830	72,777,046	67,564,789	62,375,058	57,207,854	52,063,177	46,941,026	41,841,402	36,764,305	31,709,733	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	53,459,089	50,101,769	46,758,734	43,429,986	40,115,521	36,815,341	33,529,447	30,257,837	27,000,512	23,757,471	20,528,717	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	84,986,047	78,112,030	71,242,270	64,402,111	57,591,551	50,810,592	44,059,234	37,337,475	30,645,317	23,975,340	17,279,652	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	268,569,416	246,888,322	225,274,007	203,648,836	182,046,948	160,432,294	138,741,887	116,911,993	94,878,124	72,845,651	50,911,073	35%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	9,022,286	8,405,310	7,790,970	7,179,264	6,570,193	5,963,756	5,359,954	4,758,787	4,160,119	3,560,871	2,964,274	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	16,084,605	15,067,882	14,055,483	13,047,410	12,043,661	11,044,238	10,049,140	9,058,366	8,071,918	7,089,795	6,111,996	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	67,924,051	62,324,797	56,749,561	51,198,344	45,640,199	40,102,220	34,588,413	29,081,869	23,572,070	18,080,752	12,565,688	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	68,637,152	63,013,394	57,402,895	51,816,569	46,254,416	40,716,436	35,202,629	29,705,457	24,195,659	18,710,232	13,198,791	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	29,892,249	27,904,153	25,924,547	23,953,435	21,990,812	20,036,682	18,091,043	16,153,895	14,225,238	12,305,073	10,383,647	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	67,002,258	61,744,948	56,510,165	51,297,908	46,108,177	40,940,617	35,762,562	30,607,184	25,474,481	20,336,450	15,205,870	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	13,333,432	12,350,484	11,371,738	10,397,196	9,426,856	8,456,416	7,489,386	6,526,580	5,567,999	4,613,644	3,663,515	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	15,563,141	14,416,364	13,274,491	12,137,521	11,005,453	9,873,383	8,745,176	7,621,899	6,503,550	5,390,132	4,281,642	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	10,190,266	9,408,475	8,630,031	7,852,093	7,076,332	6,303,935	5,534,902	4,769,234	4,006,930	3,247,989	2,492,414	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	12,237,284	11,299,131	10,364,993	9,431,598	8,500,680	7,573,798	6,650,954	5,732,147	4,817,377	3,906,643	2,999,947	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	14,284,303	13,189,786	12,099,954	11,011,103	9,925,027	8,843,661	7,767,006	6,695,059	5,627,823	4,565,297	3,507,480	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	1,026,254	970,405	914,793	859,416	804,275	749,371	694,704	640,271	586,076	532,117	478,394	50%
2	Low density housing scheme (4 houses)	4	£608,869	2,053,387	1,941,689	1,830,463	1,719,710	1,609,429	1,499,621	1,390,285	1,281,422	1,173,031	1,065,112	957,666	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,620,912	4,369,591	4,119,333	3,870,138	3,622,006	3,374,938	3,128,932	2,883,989	2,640,110	2,397,293	2,155,540	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,834,921	1,720,423	1,606,411	1,492,887	1,379,849	1,267,299	1,155,235	1,043,659	932,569	821,966	711,850	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,571,977	2,411,673	2,252,050	2,093,110	1,934,851	1,777,274	1,620,378	1,464,164	1,308,631	1,153,781	999,611	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	3,303,252	3,097,155	2,891,935	2,687,593	2,484,125	2,281,534	2,079,819	1,878,982	1,679,020	1,479,935	1,281,726	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	10,339,199	9,691,944	9,047,443	8,405,695	7,766,698	7,130,455	6,496,964	5,866,226	5,238,240	4,613,008	3,990,527	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	23,712,147	22,215,093	20,724,408	19,240,092	17,762,143	16,290,563	14,825,352	13,366,509	11,914,035	10,467,929	9,028,192	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	58,386,827	54,372,118	50,374,537	46,394,082	42,430,756	38,484,556	34,555,483	30,643,538	26,731,991	22,833,484	18,952,197	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	97,488,156	89,503,831	81,517,461	73,565,494	65,641,942	57,711,196	49,804,988	41,886,222	33,949,834	26,033,923	18,075,788	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	44,640,537	41,312,751	37,999,214	34,699,926	31,414,887	28,126,828	24,852,682	21,592,865	18,347,374	15,116,211	11,886,359	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	66,683,208	61,220,987	55,769,392	50,341,284	44,936,663	39,538,860	34,144,373	28,773,536	23,390,229	18,021,893	12,626,716	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	31,814,313	30,223,858	28,640,196	27,063,327	25,493,250	23,929,968	22,373,478	20,823,781	19,280,878	17,743,565	16,211,697	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,419,993	8,222,673	8,026,194	7,830,553	7,635,752	7,441,790	7,248,666	7,056,383	6,864,939	6,674,333	6,484,567	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	10,756,908	10,099,149	9,444,188	8,792,024	8,142,658	7,496,088	6,852,317	6,211,342	5,573,165	4,937,785	4,305,203	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	24,720,702	23,162,175	21,610,302	20,065,084	18,526,521	16,994,613	15,469,358	13,950,759	12,438,815	10,933,525	9,434,889	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	39,961,564	37,175,455	34,401,249	31,638,947	28,888,550	26,150,056	23,423,467	20,708,781	17,991,988	15,286,116	12,592,215	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	57,041,078	52,632,570	48,242,953	43,872,227	39,520,392	35,187,447	30,873,395	26,578,233	22,301,961	18,023,111	13,749,953	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	15,109,810	14,097,166	13,088,847	12,084,853	11,085,183	10,089,838	9,098,820	8,112,125	7,129,756	6,151,713	5,177,994	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	41,878,061	39,091,937	36,317,716	33,555,399	30,804,986	28,066,477	25,339,872	22,625,171	19,922,375	17,231,482	14,537,800	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	81,081,992	74,610,471	68,129,896	61,665,407	55,172,625	48,664,918	42,163,503	35,690,591	29,246,180	22,830,274	16,442,870	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	28,559,581	26,600,934	24,650,654	22,708,742	20,775,197	18,850,018	16,933,206	15,024,762	13,124,683	11,232,972	9,349,628	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	66,446,985	61,061,839	55,697,337	50,377,349	45,082,535	39,814,811	34,591,925	29,413,877	24,280,668	19,168,809	14,081,238	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	13,266,010	12,543,234	11,826,312	11,115,244	10,410,027	9,710,665	9,017,154	8,329,497	7,647,695	6,971,744	6,301,646	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	56,337,892	52,096,299	47,872,868	43,667,596	39,480,486	35,311,535	31,160,745	27,028,116	22,896,749	18,771,407	14,664,355	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	57,620,030	53,378,437	49,155,005	44,949,734	40,762,623	36,593,672	32,442,883	28,310,253	24,195,784	20,073,108	15,966,057	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	41,844,878	39,154,494	36,475,604	33,808,206	31,152,300	28,507,888	25,874,970	23,253,544	20,643,610	18,045,170	15,458,223	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	76,823,058	69,909,668	62,991,596	56,048,435	49,059,534	42,045,859	35,062,888	28,110,621	21,189,058	14,298,198	7,380,688	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	112,767,881	104,999,053	97,258,782	89,526,118	81,826,768	74,160,731	66,493,835	58,855,444	51,211,523	43,569,608	35,902,749	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,858,744	7,595,652	7,333,679	7,072,825	6,813,090	6,554,474	6,296,976	6,040,598	5,785,338	5,531,197	5,278,176	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	83,269,139	78,011,830	72,777,046	67,564,789	62,375,058	57,207,854	52,063,177	46,941,026	41,841,402	36,764,305	31,709,733	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	53,459,089	50,101,769	46,758,734	43,429,986	40,115,521	36,815,341	33,529,447	30,257,837	27,000,512	23,757,471	20,528,717	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	84,986,047	78,112,030	71,242,270	64,402,111	57,591,551	50,810,592	44,059,234	37,337,475	30,645,317	23,975,340	17,279,652	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	268,569,416	246,888,322	225,274,007	203,648,836	182,046,948	160,432,294	138,741,887	116,911,993	94,878,124	72,845,651	50,911,073	45%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	9,022,286	8,405,310	7,790,970	7,179,264	6,570,193	5,963,756	5,359,954	4,758,787	4,160,119	3,560,871	2,964,274	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	16,084,605	15,067,882	14,055,483	13,047,410	12,043,661	11,044,238	10,049,140	9,058,366	8,071,918	7,089,795	6,111,996	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	67,924,051	62,324,797	56,749,561	51,198,344	45,640,199	40,102,220	34,588,413	29,081,869	23,572,070	18,080,752	12,565,688	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	68,637,152	63,013,394	57,402,895	51,816,569	46,254,416	40,716,436	35,202,629	29,705,457	24,195,659	18,710,232	13,198,791	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	29,892,249	27,904,153	25,924,547	23,953,435	21,990,812	20,036,682	18,091,043	16,153,895	14,225,238	12,305,073	10,383,647	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	67,002,258	61,744,948	56,510,165	51,297,908	46,108,177	40,940,617	35,762,562	30,607,184	25,474,481	20,336,450	15,205,870	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	13,333,432	12,350,484	11,371,738	10,397,196	9,426,856	8,456,416	7,489,386	6,526,580	5,567,999	4,613,644	3,663,515	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	15,563,141	14,416,364	13,274,491	12,137,521	11,005,453	9,873,383	8,745,176	7,621,899	6,503,550	5,390,132	4,281,642	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	10,190,266	9,408,475	8,630,031	7,852,093	7,076,332	6,303,935	5,534,902	4,769,234	4,006,930	3,247,989	2,492,414	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	12,237,284	11,299,131	10,364,993	9,431,598	8,500,680	7,573,798	6,650,954	5,732,147	4,817,377	3,906,643	2,999,947	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	14,284,303	13,189,786	12,099,954	11,011,103	9,925,027	8,843,661	7,767,006	6,695,059	5,627,823	4,565,297	3,507,480	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	1,026,254	970,405	914,793	859,416	804,275	749,371	694,704	640,271	586,076	532,117	478,394	50%
2	Low density housing scheme (4 houses)	4	£50,000	2,053,387	1,941,689	1,830,463	1,719,710	1,609,429	1,499,621	1,390,285	1,281,422	1,173,031	1,065,112	957,666	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,620,912	4,369,591	4,119,333	3,870,138	3,622,006	3,374,938	3,128,932	2,883,989	2,640,110	2,397,293	2,155,540	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,834,921	1,720,423	1,606,411	1,492,887	1,379,849	1,267,299	1,155,235	1,043,659	932,569	821,966	711,850	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,571,977	2,411,673	2,252,050	2,093,110	1,934,851	1,777,274	1,620,378	1,464,164	1,308,631	1,153,781	999,611	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	3,303,252	3,097,155	2,891,935	2,687,593	2,484,125	2,281,534	2,079,819	1,878,982	1,679,020	1,479,935	1,281,726	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	10,339,199	9,691,944	9,047,443	8,405,695	7,766,698	7,130,455	6,496,964	5,866,226	5,238,240	4,613,008	3,990,527	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	23,712,147	22,215,093	20,724,408	19,240,092	17,762,143	16,290,563	14,825,352	13,366,509	11,914,035	10,467,929	9,028,192	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	58,386,827	54,372,118	50,374,537	46,394,082	42,430,756	38,484,556	34,555,483	30,643,538	26,731,991	22,833,484	18,952,197	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	97,488,156	89,503,831	81,517,461	73,565,494	65,641,942	57,711,196	49,804,988	41,886,222	33,949,834	26,033,923	18,075,788	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	44,640,537	41,312,751	37,999,214	34,699,926	31,414,887	28,126,828	24,852,682	21,592,865	18,347,374	15,116,211	11,886,359	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	66,683,208	61,220,987	55,769,392	50,341,284	44,936,663	39,538,860	34,144,373	28,773,536	23,390,229	18,021,893	12,626,716	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	31,814,313	30,223,858	28,640,196	27,063,327	25,493,250	23,929,968	22,373,478	20,823,781	19,280,878	17,743,565	16,211,697	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,419,993	8,222,673	8,026,194	7,830,553	7,635,752	7,441,790	7,248,666	7,056,383	6,864,939	6,674,333	6,484,567	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	10,756,908	10,099,149	9,444,188	8,792,024	8,142,658	7,496,088	6,852,317	6,211,342	5,573,165	4,937,785	4,305,203	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	24,720,702	23,162,175	21,610,302	20,065,084	18,526,521	16,994,613	15,469,358	13,950,759	12,438,815	10,933,525	9,434,889	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	39,961,564	37,175,455	34,401,249	31,638,947	28,888,550	26,150,056	23,423,467	20,708,781	17,991,988	15,286,116	12,592,215	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	57,041,078	52,632,570	48,242,953	43,872,227	39,520,392	35,187,447	30,873,395	26,578,233	22,301,961	18,023,111	13,749,953	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	15,109,810	14,097,166	13,088,847	12,084,853	11,085,183	10,089,838	9,098,820	8,112,125	7,129,756	6,151,713	5,177,994	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	41,878,061	39,091,937	36,317,716	33,555,399	30,804,986	28,066,477	25,339,872	22,625,171	19,922,375	17,231,482	14,537,800	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	81,081,992	74,610,471	68,129,896	61,665,407	55,172,625	48,664,918	42,163,503	35,690,591	29,246,180	22,830,274	16,442,870	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	28,559,581	26,600,934	24,650,654	22,708,742	20,775,197	18,850,018	16,933,206	15,024,762	13,124,683	11,232,972	9,349,628	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	66,446,985	61,061,839	55,697,337	50,377,349	45,082,535	39,814,811	34,591,925	29,413,877	24,280,668	19,168,809	14,081,238	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	13,266,010	12,543,234	11,826,312	11,115,244	10,410,027	9,710,665	9,017,154	8,329,497	7,647,695	6,971,744	6,301,646	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	56,337,892	52,096,299	47,872,868	43,667,596	39,480,486	35,311,535	31,160,745	27,028,116	22,896,749	18,771,407	14,664,355	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	57,620,030	53,378,437	49,155,005	44,949,734	40,762,623	36,593,672	32,442,883	28,310,253	24,195,784	20,073,108	15,966,057	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	41,844,878	39,154,494	36,475,604	33,808,206	31,152,300	28,507,888	25,874,970	23,253,544	20,643,610	18,045,170	15,458,223	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	76,823,058	69,909,668	62,991,596	56,048,435	49,059,534	42,045,859	35,062,888	28,110,621	21,189,058	14,298,198	7,380,688	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	112,767,881	104,999,053	97,258,782	89,526,118	81,826,768	74,160,731	66,493,835	58,855,444	51,211,523	43,569,608	35,902,749	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,858,744	7,595,652	7,333,679	7,072,825	6,813,090	6,554,474	6,296,976	6,040,598	5,785,338	5,531,197	5,278,176	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	83,269,139	78,011,830	72,777,046	67,564,789	62,375,058	57,207,854	52,063,177	46,941,026	41,841,402	36,764,305	31,709,733	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	53,459,089	50,101,769	46,758,734	43,429,986	40,115,521	36,815,341	33,529,447	30,257,837	27,000,512	23,757,471	20,528,717	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	84,986,047	78,112,030	71,242,270	64,402,111	57,591,551	50,810,592	44,059,234	37,337,475	30,645,317	23,975,340	17,279,652	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	268,569,416	246,888,322	225,274,007	203,648,836	182,046,948	160,432,294	138,741,887	116,911,993	94,878,124	72,845,651	50,911,073	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	9,022,286	8,405,310	7,790,970	7,179,264	6,570,193	5,963,756	5,359,954	4,758,787	4,160,119	3,560,871	2,964,274	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	16,084,605	15,067,882	14,055,483	13,047,410	12,043,661	11,044,238	10,049,140	9,058,366	8,071,918	7,089,795	6,111,996	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	67,924,051	62,324,797	56,749,561	51,198,344	45,640,199	40,102,220	34,588,413	29,081,869	23,572,070	18,080,752	12,565,688	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	68,637,152	63,013,394	57,402,895	51,816,569	46,254,416	40,716,436	35,202,629	29,705,457	24,195,659	18,710,232	13,198,791	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	29,892,249	27,904,153	25,924,547	23,953,435	21,990,812	20,036,682	18,091,043	16,153,895	14,225,238	12,305,073	10,383,647	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	67,002,258	61,744,948	56,510,165	51,297,908	46,108,177	40,940,617	35,762,562	30,607,184	25,474,481	20,336,450	15,205,870	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	13,333,432	12,350,484	11,371,738	10,397,196	9,426,856	8,456,416	7,489,386	6,526,580	5,567,999	4,613,644	3,663,515	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	15,563,141	14,416,364	13,274,491	12,137,521	11,005,453	9,873,383	8,745,176	7,621,899	6,503,550	5,390,132	4,281,642	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	10,190,266	9,408,475	8,630,031	7,852,093	7,076,332	6,303,935	5,534,902	4,769,234	4,006,930	3,247,989	2,492,414	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	12,237,284	11,299,131	10,364,993	9,431,598	8,500,680	7,573,798	6,650,954	5,732,147	4,817,377	3,906,643	2,999,947	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	14,284,303	13,189,786	12,099,954	11,011,103	9,925,027	8,843,661	7,767,006	6,695,059	5,627,823	4,565,297	3,507,480	50%

Appendix 14 - Appraisal results – 70% social rent, 30% shared ownership (No Affordable Workspace)

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,135 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,573	456,490	415,586	5%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,676	1,161,433	1,078,550	996,025	913,859	832,050	5%
3	Low density housing scheme (9 houses)	9	£3,504,327	3,749,892	3,558,561	3,368,039	3,178,323	2,989,414	2,801,311	2,614,017	2,427,528	2,241,847	2,056,972	1,872,905	5%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,298,196	3,818,907	3,341,725	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,020,767	10,904,959	9,794,016	8,687,935	7,586,719	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	45,828,471	42,749,051	39,682,758	36,629,590	33,589,547	30,562,629	27,548,836	24,544,510	21,543,535	18,555,746	15,581,142	35%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	73,841,482	67,604,290	61,393,868	55,188,834	48,997,439	42,815,217	36,635,973	30,441,320	24,267,434	18,079,821	11,892,604	25%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	34,978,371	32,436,086	29,904,689	27,382,314	24,861,416	22,351,457	19,852,437	17,364,356	14,887,213	12,421,010	9,961,387	5%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	50,411,586	46,223,764	42,053,916	37,897,332	33,738,262	29,597,280	25,474,383	21,345,925	17,227,571	13,108,993	8,988,796	20%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	25,449,912	24,234,991	23,025,259	21,820,715	20,621,358	19,427,190	18,238,209	17,054,417	15,875,460	14,698,399	13,526,539	35%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,243,685	8,092,436	7,941,828	7,791,863	7,642,541	7,493,861	7,345,823	7,198,428	7,051,675	6,905,565	6,760,096	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	8,788,556	8,284,362	7,782,309	7,282,397	6,784,627	6,288,998	5,795,511	5,304,164	4,814,959	4,327,895	3,842,972	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	19,799,835	18,608,235	17,421,720	16,240,294	15,063,953	13,892,700	12,726,533	11,565,454	10,409,460	9,258,554	8,112,735	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	30,129,535	28,007,574	25,894,678	23,790,846	21,696,079	19,608,559	17,522,277	15,445,101	13,377,033	11,318,074	9,268,221	45%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	42,301,527	38,895,478	35,504,031	32,127,185	28,764,939	25,417,295	22,084,252	18,761,551	15,432,693	12,118,549	8,797,441	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	11,312,727	10,539,041	9,768,658	9,001,579	8,237,804	7,477,333	6,720,165	5,966,300	5,215,739	4,468,482	3,724,529	40%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	31,008,520	28,886,544	26,773,633	24,669,787	22,575,004	20,489,286	18,412,632	16,337,391	14,269,308	12,210,331	10,160,464	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	60,213,963	55,140,974	50,052,145	44,961,094	39,862,861	34,786,798	29,732,905	24,701,182	19,691,628	14,704,244	9,734,805	35%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	23,062,888	21,568,561	20,080,617	18,599,054	17,123,872	15,655,073	14,192,656	12,736,621	11,286,968	9,843,696	8,406,808	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	51,033,025	46,838,407	42,655,604	38,503,772	34,386,730	30,304,480	26,257,020	22,244,353	18,262,139	14,286,773	10,342,314	40%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	12,143,318	11,589,025	11,039,209	10,493,870	9,953,007	9,416,620	8,884,710	8,357,277	7,834,319	7,315,839	6,801,835	25%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	42,535,034	39,293,786	36,066,420	32,852,934	29,653,329	26,467,606	23,295,765	20,119,069	16,955,156	13,805,212	10,669,239	10%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	44,470,761	41,229,513	38,002,146	34,788,661	31,589,057	28,403,334	25,231,492	22,073,531	18,920,418	15,770,474	12,634,502	25%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	32,983,866	30,931,736	28,888,371	26,853,770	24,827,934	22,810,862	20,802,554	18,803,011	16,812,232	14,830,218	12,856,969	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	61,328,750	55,836,251	50,323,453	44,775,442	39,244,062	33,736,817	28,253,708	22,794,732	17,359,892	11,949,186	6,529,842	5%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	88,740,462	82,740,171	76,763,505	70,812,469	64,886,407	58,959,167	53,057,679	47,159,778	41,273,898	35,374,827	29,459,283	35%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,094,840	6,893,174	6,692,364	6,492,411	6,293,314	6,095,074	5,897,690	5,701,163	5,505,493	5,310,679	5,116,721	25%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	66,399,760	62,342,555	58,302,741	54,280,319	50,275,288	46,287,649	42,317,400	38,364,544	34,429,079	30,511,005	26,610,322	40%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	42,844,136	40,283,796	37,734,333	35,195,748	32,668,040	30,151,209	27,645,256	25,150,179	22,665,981	20,192,659	17,730,214	45%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	63,978,324	58,624,677	53,294,014	47,986,333	42,701,635	37,439,920	32,201,188	26,985,438	21,792,168	16,576,060	11,370,525	35%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	209,855,584	192,896,554	175,944,886	159,001,509	142,054,435	125,056,834	107,961,318	90,719,936	73,471,642	56,299,687	39,204,070	10%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	6,814,474	6,342,502	5,872,546	5,404,606	4,938,679	4,474,768	4,012,637	3,550,573	3,090,535	2,632,523	2,176,534	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319	45%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,990	8,182,606	40%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	53,002,075	48,635,592	44,287,854	39,958,861	35,648,611	31,357,106	27,084,346	22,803,724	18,536,597	14,280,026	10,010,887	40%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	22,292,787	20,774,109	19,261,917	17,756,211	16,256,988	14,764,250	13,277,998	11,795,471	10,315,246	8,841,538	7,374,346	45%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	50,683,718	46,626,514	42,586,700	38,564,277	34,537,155	30,526,558	26,533,456	22,557,847	18,580,990	14,609,255	10,652,974	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	10,376,991	9,613,052	8,852,380	8,093,152	7,335,572	6,581,271	5,830,252	5,082,514	4,338,055	3,596,879	2,858,983	45%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	12,113,960	11,222,695	10,335,239	9,449,583	8,565,735	7,685,714	6,809,520	5,937,154	5,068,616	4,203,905	3,343,023	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	7,888,149	7,275,807	6,666,059	6,058,932	5,454,427	4,852,544	4,253,282	3,656,641	3,062,624	2,471,227	1,882,452	35%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	9,474,744	8,740,066	8,008,362	7,279,805	6,554,393	5,832,129	5,113,010	4,397,036	3,684,209	2,974,528	2,267,993	40%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	11,061,339	10,204,324	9,350,666	8,500,678	7,654,360	6,811,714	5,972,737	5,137,431	4,305,794	3,477,829	2,653,534	45%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,573	456,490	415,586	40%
2	Low density housing scheme (4 houses)	4	£917,161	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,676	1,161,433	1,078,550	996,025	913,859	832,050	40%
3	Low density housing scheme (9 houses)	9	£2,081,956	3,749,892	3,558,561	3,368,039	3,178,323	2,989,414	2,801,311	2,614,017	2,427,528	2,241,847	2,056,972	1,872,905	40%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,298,196	3,818,907	3,341,725	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,020,767	10,904,959	9,794,016	8,687,935	7,586,719	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	45,828,471	42,749,051	39,682,758	36,629,590	33,589,547	30,562,629	27,548,836	24,544,510	21,543,535	18,555,746	15,581,142	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	73,841,482	67,604,290	61,393,868	55,188,834	48,997,439	42,815,217	36,635,973	30,441,320	24,267,434	18,079,821	11,892,604	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	34,978,371	32,436,086	29,904,689	27,382,314	24,861,416	22,351,457	19,852,437	17,364,356	14,887,213	12,421,010	9,961,387	30%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	50,411,586	46,223,764	42,053,916	37,897,332	33,738,262	29,597,280	25,474,383	21,345,925	17,227,571	13,108,993	8,988,796	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	25,449,912	24,234,991	23,025,259	21,820,715	20,621,358	19,427,190	18,238,209	17,054,417	15,875,460	14,698,399	13,526,539	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,243,685	8,092,436	7,941,828	7,791,863	7,642,541	7,493,861	7,345,823	7,198,428	7,051,675	6,905,565	6,760,096	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	8,788,556	8,284,362	7,782,309	7,282,397	6,784,627	6,288,998	5,795,511	5,304,164	4,814,959	4,327,895	3,842,972	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	19,799,835	18,608,235	17,421,720	16,240,294	15,063,953	13,892,700	12,726,533	11,565,454	10,409,460	9,258,554	8,112,735	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	30,129,535	28,007,574	25,894,678	23,790,846	21,696,079	19,608,559	17,522,277	15,445,101	13,377,033	11,318,074	9,268,221	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	42,301,527	38,895,478	35,504,031	32,127,185	28,764,939	25,417,295	22,084,252	18,761,551	15,432,693	12,118,549	8,797,441	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	11,312,727	10,539,041	9,768,658	9,001,579	8,237,804	7,477,333	6,720,165	5,966,300	5,215,739	4,468,482	3,724,529	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	31,008,520	28,886,544	26,773,633	24,669,787	22,575,004	20,489,286	18,412,632	16,337,391	14,269,308	12,210,331	10,160,464	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	60,213,963	55,140,974	50,052,145	44,961,094	39,862,861	34,786,798	29,732,905	24,701,182	19,691,628	14,704,244	9,734,805	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	23,062,888	21,568,561	20,080,617	18,599,054	17,123,872	15,655,073	14,192,656	12,736,621	11,286,968	9,843,696	8,406,808	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	51,033,025	46,838,407	42,655,604	38,503,772	34,386,730	30,304,480	26,257,020	22,244,353	18,262,139	14,286,773	10,342,314	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	12,143,318	11,589,025	11,039,209	10,493,870	9,953,007	9,416,620	8,884,710	8,357,277	7,834,319	7,315,839	6,801,835	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	42,535,034	39,293,786	36,066,420	32,852,934	29,653,329	26,467,606	23,295,765	20,119,069	16,955,156	13,805,212	10,669,239	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	44,470,761	41,229,513	38,002,146	34,788,661	31,589,057	28,403,334	25,231,492	22,073,531	18,920,418	15,770,474	12,634,502	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	32,983,866	30,931,736	28,888,371	26,853,770	24,827,934	22,810,862	20,802,554	18,803,011	16,812,232	14,830,218	12,856,969	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	61,328,750	55,836,251	50,323,453	44,775,442	39,244,062	33,736,817	28,253,708	22,794,732	17,359,892	11,949,186	6,529,842	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	88,740,462	82,740,171	76,763,505	70,812,469	64,886,407	58,959,167	53,057,679	47,159,778	41,273,898	35,374,827	29,459,283	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,094,840	6,893,174	6,692,364	6,492,411	6,293,314	6,095,074	5,897,690	5,701,163	5,505,493	5,310,679	5,116,721	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	66,399,760	62,342,555	58,302,741	54,280,319	50,275,288	46,287,649	42,317,400	38,364,544	34,429,079	30,511,005	26,610,322	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	42,844,136	40,283,796	37,734,333	35,195,748	32,668,040	30,151,209	27,645,256	25,150,179	22,665,981	20,192,659	17,730,214	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	63,978,324	58,624,677	53,294,014	47,986,333	42,701,635	37,439,920	32,201,188	26,985,438	21,792,168	16,576,060	11,370,525	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	209,855,584	192,896,554	175,944,886	159,001,509	142,054,435	125,056,834	107,961,318	90,719,936	73,471,642	56,299,687	39,204,070	30%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	6,814,474	6,342,502	5,872,546	5,404,606	4,938,679	4,474,768	4,012,637	3,550,573	3,090,535	2,632,523	2,176,534	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,990	8,182,606	45%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	53,002,075	48,635,592	44,287,854	39,958,861	35,648,611	31,357,106	27,084,346	22,803,724	18,536,597	14,280,026	10,010,887	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	22,292,787	20,774,109	19,261,917	17,756,211	16,256,988	14,764,250	13,277,998	11,795,471	10,315,246	8,841,538	7,374,346	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	50,683,718	46,626,514	42,586,700	38,564,277	34,537,155	30,526,558	26,533,456	22,557,847	18,580,990	14,609,255	10,652,974	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	10,376,991	9,613,052	8,852,380	8,093,152	7,335,572	6,581,271	5,830,252	5,082,514	4,338,055	3,596,879	2,858,983	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	12,113,960	11,222,695	10,335,239	9,449,583	8,565,735	7,685,714	6,809,520	5,937,154	5,068,616	4,203,905	3,343,023	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	7,888,149	7,275,807	6,666,059	6,058,932	5,454,427	4,852,544	4,253,282	3,656,641	3,062,624	2,471,227	1,882,452	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	9,474,744	8,740,066	8,008,362	7,279,805	6,554,393	5,832,129	5,113,010	4,397,036	3,684,209	2,974,528	2,267,993	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	11,061,339	10,204,324	9,350,666	8,500,678	7,654,360	6,811,714	5,972,737	5,137,431	4,305,794	3,477,829	2,653,534	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,573	456,490	415,586	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,676	1,161,433	1,078,550	996,025	913,859	832,050	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	3,749,892	3,558,561	3,368,039	3,178,323	2,989,414	2,801,311	2,614,017	2,427,528	2,241,847	2,056,972	1,872,905	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,298,196	3,818,907	3,341,725	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,020,767	10,904,959	9,794,016	8,687,935	7,586,719	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	45,828,471	42,749,051	39,682,758	36,629,590	33,589,547	30,562,629	27,548,836	24,544,510	21,543,535	18,555,746	15,581,142	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	73,841,482	67,604,290	61,393,868	55,188,834	48,997,439	42,815,217	36,635,973	30,441,320	24,267,434	18,079,821	11,892,604	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	34,978,371	32,436,086	29,904,689	27,382,314	24,861,416	22,351,457	19,852,437	17,364,356	14,887,213	12,421,010	9,961,387	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	50,411,586	46,223,764	42,053,916	37,897,332	33,738,262	29,597,280	25,474,383	21,345,925	17,227,571	13,108,993	8,988,796	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	25,449,912	24,234,991	23,025,259	21,820,715	20,621,358	19,427,190	18,238,209	17,054,417	15,875,460	14,698,399	13,526,539	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,243,685	8,092,436	7,941,828	7,791,863	7,642,541	7,493,861	7,345,823	7,198,428	7,051,675	6,905,565	6,760,096	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	8,788,556	8,284,362	7,782,309	7,282,397	6,784,627	6,288,998	5,795,511	5,304,164	4,814,959	4,327,895	3,842,972	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	19,799,835	18,608,235	17,421,720	16,240,294	15,063,953	13,892,700	12,726,533	11,565,454	10,409,460	9,258,554	8,112,735	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	30,129,535	28,007,574	25,894,678	23,790,846	21,696,079	19,608,559	17,522,277	15,445,101	13,377,033	11,318,074	9,268,221	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	42,301,527	38,895,478	35,504,031	32,127,185	28,764,939	25,417,295	22,084,252	18,761,551	15,432,693	12,118,549	8,797,441	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	11,312,727	10,539,041	9,768,658	9,001,579	8,237,804	7,477,333	6,720,165	5,966,300	5,215,739	4,468,482	3,724,529	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	31,008,520	28,886,544	26,773,633	24,669,787	22,575,004	20,489,286	18,412,632	16,337,391	14,269,308	12,210,331	10,160,464	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	60,213,963	55,140,974	50,052,145	44,961,094	39,862,861	34,786,798	29,732,905	24,701,182	19,691,628	14,704,244	9,734,805	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	23,062,888	21,568,561	20,080,617	18,599,054	17,123,872	15,655,073	14,192,656	12,736,621	11,286,968	9,843,696	8,406,808	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	51,033,025	46,838,407	42,655,604	38,503,772	34,386,730	30,304,480	26,257,020	22,244,353	18,262,139	14,286,773	10,342,314	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	12,143,318	11,589,025	11,039,209	10,493,870	9,953,007	9,416,620	8,884,710	8,357,277	7,834,319	7,315,839	6,801,835	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	42,535,034	39,293,786	36,066,420	32,852,934	29,653,329	26,467,606	23,295,765	20,119,069	16,955,156	13,805,212	10,669,239	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	44,470,761	41,229,513	38,002,146	34,788,661	31,589,057	28,403,334	25,231,492	22,073,531	18,920,418	15,770,474	12,634,502	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	32,983,866	30,931,736	28,888,371	26,853,770	24,827,934	22,810,862	20,802,554	18,803,011	16,812,232	14,830,218	12,856,969	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	61,328,750	55,836,251	50,323,453	44,775,442	39,244,062	33,736,817	28,253,708	22,794,732	17,359,892	11,949,186	6,529,842	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	88,740,462	82,740,171	76,763,505	70,812,469	64,886,407	58,959,167	53,057,679	47,159,778	41,273,898	35,374,827	29,459,283	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,094,840	6,893,174	6,692,364	6,492,411	6,293,314	6,095,074	5,897,690	5,701,163	5,505,493	5,310,679	5,116,721	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	66,399,760	62,342,555	58,302,741	54,280,319	50,275,288	46,287,649	42,317,400	38,364,544	34,429,079	30,511,005	26,610,322	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	42,844,136	40,283,796	37,734,333	35,195,748	32,668,040	30,151,209	27,645,256	25,150,179	22,665,981	20,192,659	17,730,214	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	63,978,324	58,624,677	53,294,014	47,986,333	42,701,635	37,439,920	32,201,188	26,985,438	21,792,168	16,576,060	11,370,525	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	209,855,584	192,896,554	175,944,886	159,001,509	142,054,435	125,056,834	107,961,318	90,719,936	73,471,642	56,299,687	39,204,070	40%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	6,814,474	6,342,502	5,872,546	5,404,606	4,938,679	4,474,768	4,012,637	3,550,573	3,090,535	2,632,523	2,176,534	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,990	8,182,606	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	53,002,075	48,635,592	44,287,854	39,958,861	35,648,611	31,357,106	27,084,346	22,803,724	18,536,597	14,280,026	10,010,887	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	22,292,787	20,774,109	19,261,917	17,756,211	16,256,988	14,764,250	13,277,998	11,795,471	10,315,246	8,841,538	7,374,346	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	50,683,718	46,626,514	42,586,700	38,564,277	34,537,155	30,526,558	26,533,456	22,557,847	18,580,990	14,609,255	10,652,974	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	10,376,991	9,613,052	8,852,380	8,093,152	7,335,572	6,581,271	5,830,252	5,082,514	4,338,055	3,596,879	2,858,983	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	12,113,960	11,222,695	10,335,239	9,449,583	8,565,735	7,685,714	6,809,520	5,937,154	5,068,616	4,203,905	3,343,023	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	7,888,149	7,275,807	6,666,059	6,058,932	5,454,427	4,852,544	4,253,282	3,656,641	3,062,624	2,471,227	1,882,452	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	9,474,744	8,740,066	8,008,362	7,279,805	6,554,393	5,832,129	5,113,010	4,397,036	3,684,209	2,974,528	2,267,993	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	11,061,339	10,204,324	9,350,666	8,500,678	7,654,360	6,811,714	5,972,737	5,137,431	4,305,794	3,477,829	2,653,534	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,573	456,490	415,586	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,676	1,161,433	1,078,550	996,025	913,859	832,050	50%
3	Low density housing scheme (9 houses)	9	£113,500	3,749,892	3,558,561	3,368,039	3,178,323	2,989,414	2,801,311	2,614,017	2,427,528	2,241,847	2,056,972	1,872,905	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,298,196	3,818,907	3,341,725	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,020,767	10,904,959	9,794,016	8,687,935	7,586,719	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	45,828,471	42,749,051	39,682,758	36,629,590	33,589,547	30,562,629	27,548,836	24,544,510	21,543,535	18,555,746	15,581,142	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	73,841,482	67,604,290	61,393,868	55,188,834	48,997,439	42,815,217	36,635,973	30,441,320	24,267,434	18,079,821	11,892,604	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	34,978,371	32,436,086	29,904,689	27,382,314	24,861,416	22,351,457	19,852,437	17,364,356	14,887,213	12,421,010	9,961,387	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	50,411,586	46,223,764	42,053,916	37,897,332	33,738,262	29,597,280	25,474,383	21,345,925	17,227,571	13,108,993	8,988,796	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	25,449,912	24,234,991	23,025,259	21,820,715	20,621,358	19,427,190	18,238,209	17,054,417	15,875,460	14,698,399	13,526,539	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,243,685	8,092,436	7,941,828	7,791,863	7,642,541	7,493,861	7,345,823	7,198,428	7,051,675	6,905,565	6,760,096	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	8,788,556	8,284,362	7,782,309	7,282,397	6,784,627	6,288,998	5,795,511	5,304,164	4,814,959	4,327,895	3,842,972	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	19,799,835	18,608,235	17,421,720	16,240,294	15,063,953	13,892,700	12,726,533	11,565,454	10,409,460	9,258,554	8,112,735	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	30,129,535	28,007,574	25,894,678	23,790,846	21,696,079	19,608,559	17,522,277	15,445,101	13,377,033	11,318,074	9,268,221	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	42,301,527	38,895,478	35,504,031	32,127,185	28,764,939	25,417,295	22,084,252	18,761,551	15,432,693	12,118,549	8,797,441	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	11,312,727	10,539,041	9,768,658	9,001,579	8,237,804	7,477,333	6,720,165	5,966,300	5,215,739	4,468,482	3,724,529	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	31,008,520	28,886,544	26,773,633	24,669,787	22,575,004	20,489,286	18,412,632	16,337,391	14,269,308	12,210,331	10,160,464	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	60,213,963	55,140,974	50,052,145	44,961,094	39,862,861	34,786,798	29,732,905	24,701,182	19,691,628	14,704,244	9,734,805	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	23,062,888	21,568,561	20,080,617	18,599,054	17,123,872	15,655,073	14,192,656	12,736,621	11,286,968	9,843,696	8,406,808	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	51,033,025	46,838,407	42,655,604	38,503,772	34,386,730	30,304,480	26,257,020	22,244,353	18,262,139	14,286,773	10,342,314	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	12,143,318	11,589,025	11,039,209	10,493,870	9,953,007	9,416,620	8,884,710	8,357,277	7,834,319	7,315,839	6,801,835	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	42,535,034	39,293,786	36,066,420	32,852,934	29,653,329	26,467,606	23,295,765	20,119,069	16,955,156	13,805,212	10,669,239	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	44,470,761	41,229,513	38,002,146	34,788,661	31,589,057	28,403,334	25,231,492	22,073,531	18,920,418	15,770,474	12,634,502	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	32,983,866	30,931,736	28,888,371	26,853,770	24,827,934	22,810,862	20,802,554	18,803,011	16,812,232	14,830,218	12,856,969	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	61,328,750	55,836,251	50,323,453	44,775,442	39,244,062	33,736,817	28,253,708	22,794,732	17,359,892	11,949,186	6,529,842	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	88,740,462	82,740,171	76,763,505	70,812,469	64,886,407	58,959,167	53,057,679	47,159,778	41,273,898	35,374,827	29,459,283	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,094,840	6,893,174	6,692,364	6,492,411	6,293,314	6,095,074	5,897,690	5,701,163	5,505,493	5,310,679	5,116,721	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	66,399,760	62,342,555	58,302,741	54,280,319	50,275,288	46,287,649	42,317,400	38,364,544	34,429,079	30,511,005	26,610,322	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	42,844,136	40,283,796	37,734,333	35,195,748	32,668,040	30,151,209	27,645,256	25,150,179	22,665,981	20,192,659	17,730,214	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	63,978,324	58,624,677	53,294,014	47,986,333	42,701,635	37,439,920	32,201,188	26,985,438	21,792,168	16,576,060	11,370,525	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	209,855,584	192,896,554	175,944,886	159,001,509	142,054,435	125,056,834	107,961,318	90,719,936	73,471,642	56,299,687	39,204,070	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	6,814,474	6,342,502	5,872,546	5,404,606	4,938,679	4,474,768	4,012,637	3,550,573	3,090,535	2,632,523	2,176,534	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,990	8,182,606	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	53,002,075	48,635,592	44,287,854	39,958,861	35,648,611	31,357,106	27,084,346	22,803,724	18,536,597	14,280,026	10,010,887	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	22,292,787	20,774,109	19,261,917	17,756,211	16,256,988	14,764,250	13,277,998	11,795,471	10,315,246	8,841,538	7,374,346	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	50,683,718	46,626,514	42,586,700	38,564,277	34,537,155	30,526,558	26,533,456	22,557,847	18,580,990	14,609,255	10,652,974	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	10,376,991	9,613,052	8,852,380	8,093,152	7,335,572	6,581,271	5,830,252	5,082,514	4,338,055	3,596,879	2,858,983	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	12,113,960	11,222,695	10,335,239	9,449,583	8,565,735	7,685,714	6,809,520	5,937,154	5,068,616	4,203,905	3,343,023	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	7,888,149	7,275,807	6,666,059	6,058,932	5,454,427	4,852,544	4,253,282	3,656,641	3,062,624	2,471,227	1,882,452	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	9,474,744	8,740,066	8,008,362	7,279,805	6,554,393	5,832,129	5,113,010	4,397,036	3,684,209	2,974,528	2,267,993	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	11,061,339	10,204,324	9,350,666	8,500,678	7,654,360	6,811,714	5,972,737	5,137,431	4,305,794	3,477,829	2,653,534	50%

Appendix 15 - Appraisal results – 70% social rent, 30% shared ownership (No NZC policy)

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,135 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	832,695	790,183	747,850	705,696	663,722	621,927	580,312	538,875	497,618	456,540	415,641	5%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,666,270	1,581,245	1,496,579	1,412,272	1,328,323	1,244,734	1,161,501	1,078,629	996,114	913,959	832,161	5%
3	Low density housing scheme (9 houses)	9	£3,504,327	3,749,896	3,558,592	3,368,093	3,178,402	2,989,518	2,801,440	2,614,170	2,427,705	2,242,049	2,057,198	1,873,155	5%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,459,913	1,372,066	1,284,593	1,197,494	1,110,767	1,024,413	938,432	852,825	767,590	682,727	598,239	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,046,966	1,923,975	1,801,506	1,679,559	1,558,135	1,437,233	1,316,853	1,196,996	1,077,659	958,846	840,555	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,628,238	2,470,115	2,312,664	2,155,884	1,999,776	1,844,338	1,689,573	1,535,479	1,382,056	1,229,305	1,077,225	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	8,233,269	7,737,071	7,242,979	6,750,994	6,261,116	5,773,346	5,287,682	4,804,126	4,322,677	3,843,335	3,366,100	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	18,877,949	17,732,829	16,592,574	15,457,182	14,326,654	13,200,989	12,080,188	10,964,251	9,853,178	8,746,967	7,645,621	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	46,019,100	42,939,271	39,872,567	36,818,988	33,778,535	30,751,207	27,737,003	24,735,131	21,733,740	18,745,533	15,770,513	35%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	74,737,480	68,498,336	62,285,960	56,091,350	49,897,974	43,726,884	37,545,630	31,362,817	25,186,891	19,011,236	12,831,375	25%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	35,295,755	32,752,697	30,220,529	27,699,248	25,180,507	22,669,763	20,169,959	17,681,093	15,203,166	12,736,178	10,280,129	5%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	51,028,409	46,839,188	42,667,942	38,514,672	34,358,819	30,216,417	26,092,101	21,971,626	17,851,830	13,741,315	9,619,654	25%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	25,399,990	24,184,744	22,974,686	21,769,817	20,570,136	19,375,642	18,186,336	17,002,218	15,823,288	14,646,343	13,474,163	35%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,019,790	7,868,525	7,717,900	7,567,919	7,418,581	7,269,884	7,121,830	6,974,419	6,827,649	6,681,522	6,536,038	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	8,802,773	8,298,523	7,796,417	7,296,450	6,798,625	6,302,942	5,809,399	5,317,999	4,828,740	4,341,620	3,856,644	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	19,830,145	18,638,234	17,451,410	16,269,673	15,093,022	13,921,459	12,754,982	11,593,593	10,437,289	9,286,073	8,139,944	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	30,429,694	28,307,144	26,193,659	24,089,237	21,993,880	19,907,588	17,823,425	15,745,652	13,676,985	11,617,427	9,566,975	45%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	42,867,220	39,460,127	36,067,634	32,689,742	29,326,453	25,977,763	22,643,674	19,324,186	15,998,528	12,683,322	9,369,754	45%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	11,427,855	10,653,962	9,883,373	9,116,088	8,352,105	7,591,427	6,834,052	6,079,981	5,329,214	4,581,751	3,837,591	45%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	31,353,328	29,230,763	27,117,262	25,012,827	22,917,455	20,831,147	18,753,904	16,683,272	14,614,589	12,555,016	10,504,549	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	61,062,446	55,987,861	50,915,205	45,841,317	40,741,439	35,663,731	30,608,193	25,574,825	20,563,626	15,574,597	10,607,738	35%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	23,198,518	21,703,785	20,215,434	18,733,465	17,257,878	15,788,672	14,325,848	12,869,407	11,419,348	9,975,670	8,538,375	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	51,501,012	47,303,831	43,127,457	38,973,022	34,853,377	30,768,523	26,718,461	22,703,190	18,722,710	14,747,327	10,804,401	40%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	12,104,513	11,550,102	11,000,168	10,454,710	9,913,729	9,377,224	8,845,195	8,317,643	7,794,568	7,275,968	6,761,845	25%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	42,993,109	39,750,879	36,522,532	33,308,065	30,107,479	26,920,775	23,747,952	20,577,159	17,412,248	14,261,309	11,124,340	10%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	44,806,491	41,564,261	38,335,913	35,121,447	31,920,861	28,734,156	25,561,333	22,402,391	19,253,300	16,102,360	12,965,390	25%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	33,226,279	31,173,590	29,129,666	27,094,505	25,068,108	23,050,478	21,041,610	19,041,507	17,050,169	15,067,596	13,093,785	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	62,047,231	56,569,269	51,072,313	45,540,974	40,007,636	34,498,432	29,013,363	23,552,429	18,115,630	12,702,965	7,293,133	5%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	89,309,019	83,316,494	77,338,221	71,385,578	65,458,565	59,538,993	53,635,877	47,746,900	41,861,209	35,969,826	30,064,443	35%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	6,967,814	6,766,126	6,565,295	6,365,320	6,166,201	5,967,939	5,770,534	5,573,984	5,378,292	5,183,457	4,989,477	20%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	66,421,926	62,363,482	58,322,429	54,298,766	50,292,495	46,303,617	42,332,129	38,378,032	34,441,326	30,522,013	26,620,091	40%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	42,972,282	40,411,641	37,861,878	35,322,993	32,794,984	30,277,852	27,771,598	25,276,221	22,791,722	20,318,099	17,855,354	45%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	64,828,704	59,473,344	54,140,968	48,831,573	43,545,161	38,281,732	33,041,286	27,823,823	22,629,342	17,423,757	12,229,098	40%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	212,118,024	195,188,037	178,235,527	161,327,730	144,401,467	127,433,984	110,402,303	93,210,194	75,956,186	58,778,518	41,677,187	10%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	6,879,232	6,407,137	5,937,056	5,468,991	5,002,941	4,538,905	4,076,885	3,615,438	3,155,273	2,697,134	2,241,020	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	12,801,093	12,023,239	11,248,689	10,477,443	9,709,501	8,944,863	8,183,528	7,425,497	6,670,770	5,919,345	5,171,225	45%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	51,840,615	47,497,204	43,151,911	38,821,524	34,509,882	30,216,982	25,930,804	21,643,374	17,374,831	13,099,098	8,828,522	40%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	53,596,552	49,228,676	44,879,545	40,549,157	36,237,514	31,944,616	27,670,462	23,397,368	19,128,826	14,879,170	10,609,278	40%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	22,525,521	21,006,437	19,493,839	17,987,725	16,488,096	14,994,952	13,508,292	12,028,118	10,548,230	9,074,108	7,606,502	45%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	51,266,437	47,207,993	43,166,939	39,143,278	35,123,730	31,111,876	27,117,514	23,140,647	19,171,404	15,198,391	11,243,011	45%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	10,425,967	9,661,923	8,901,145	8,142,555	7,384,867	6,630,460	5,879,333	5,131,488	4,386,923	3,645,639	2,907,636	45%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	12,171,099	11,279,711	10,392,132	9,507,220	8,623,246	7,743,100	6,866,781	5,994,290	5,125,627	4,260,792	3,399,783	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	7,928,962	7,317,154	6,707,317	6,100,100	5,495,506	4,893,534	4,294,183	3,697,454	3,103,346	2,511,860	1,922,996	40%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	9,523,719	8,789,682	8,057,872	7,329,207	6,603,689	5,881,317	5,162,091	4,446,010	3,733,076	3,023,288	2,316,645	40%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	11,118,478	10,262,210	9,408,426	8,558,314	7,711,871	6,869,100	6,029,998	5,194,567	4,362,806	3,534,715	2,710,295	45%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	832,695	790,183	747,850	705,696	663,722	621,927	580,312	538,875	497,618	456,540	415,641	40%
2	Low density housing scheme (4 houses)	4	£917,161	1,666,270	1,581,245	1,496,579	1,412,272	1,328,323	1,244,734	1,161,501	1,078,629	996,114	913,959	832,161	40%
3	Low density housing scheme (9 houses)	9	£2,081,956	3,749,896	3,558,592	3,368,093	3,178,402	2,989,518	2,801,440	2,614,170	2,427,705	2,242,049	2,057,198	1,873,155	40%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,459,913	1,372,066	1,284,593	1,197,494	1,110,767	1,024,413	938,432	852,825	767,590	682,727	598,239	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,046,966	1,923,975	1,801,506	1,679,559	1,558,135	1,437,233	1,316,853	1,196,996	1,077,659	958,846	840,555	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,628,238	2,470,115	2,312,664	2,155,884	1,999,776	1,844,338	1,689,573	1,535,479	1,382,056	1,229,305	1,077,225	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	8,233,269	7,737,071	7,242,979	6,750,994	6,261,116	5,773,346	5,287,682	4,804,126	4,322,677	3,843,335	3,366,100	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	18,877,949	17,732,829	16,592,574	15,457,182	14,326,654	13,200,989	12,080,188	10,964,251	9,853,178	8,746,967	7,645,621	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	46,019,100	42,939,271	39,872,567	36,818,988	33,778,535	30,751,207	27,737,003	24,735,131	21,733,740	18,745,533	15,770,513	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	74,737,480	68,498,336	62,285,960	56,091,350	49,897,974	43,726,884	37,545,630	31,362,817	25,186,891	19,011,236	12,831,375	40%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	35,295,755	32,752,697	30,220,529	27,699,248	25,180,507	22,669,763	20,169,959	17,681,093	15,203,166	12,736,178	10,280,129	30%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	51,028,409	46,839,188	42,667,942	38,514,672	34,358,819	30,216,417	26,092,101	21,971,626	17,851,830	13,741,315	9,619,654	35%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	25,399,990	24,184,744	22,974,686	21,769,817	20,570,136	19,375,642	18,186,336	17,002,218	15,823,288	14,646,343	13,474,163	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,019,790	7,868,525	7,717,900	7,567,919	7,418,581	7,269,884	7,121,830	6,974,419	6,827,649	6,681,522	6,536,038	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	8,802,773	8,298,523	7,796,417	7,296,450	6,798,625	6,302,942	5,809,399	5,317,999	4,828,740	4,341,620	3,856,644	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	19,830,145	18,638,234	17,451,410	16,269,673	15,093,022	13,921,459	12,754,982	11,593,593	10,437,289	9,286,073	8,139,944	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	30,429,694	28,307,144	26,193,659	24,089,237	21,993,880	19,907,588	17,823,425	15,745,652	13,676,985	11,617,427	9,566,975	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	42,867,220	39,460,127	36,067,634	32,689,742	29,326,453	25,977,763	22,643,674	19,324,186	15,998,528	12,683,322	9,369,754	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	11,427,855	10,653,962	9,883,373	9,116,088	8,352,105	7,591,427	6,834,052	6,079,981	5,329,214	4,581,751	3,837,591	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	31,353,328	29,230,763	27,117,262	25,012,827	22,917,455	20,831,147	18,753,904	16,683,272	14,614,589	12,555,016	10,504,549	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	61,062,446	55,987,861	50,915,205	45,841,317	40,741,439	35,663,731	30,608,193	25,574,825	20,563,626	15,574,597	10,607,738	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	23,198,518	21,703,785	20,215,434	18,733,465	17,257,878	15,788,672	14,325,848	12,869,407	11,419,348	9,975,670	8,538,375	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	51,501,012	47,303,831	43,127,457	38,973,022	34,853,377	30,768,523	26,718,461	22,703,190	18,722,710	14,747,327	10,804,401	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	12,104,513	11,550,102	11,000,168	10,454,710	9,913,729	9,377,224	8,845,195	8,317,643	7,794,568	7,275,968	6,761,845	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	42,993,109	39,750,879	36,522,532	33,308,065	30,107,479	26,920,775	23,747,952	20,577,159	17,412,248	14,261,309	11,124,340	30%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	44,806,491	41,564,261	38,335,913	35,121,447	31,920,861	28,734,156	25,561,333	22,402,391	19,253,300	16,102,360	12,965,390	40%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	33,226,279	31,173,590	29,129,666	27,094,505	25,068,108	23,050,478	21,041,610	19,041,507	17,050,169	15,067,596	13,093,785	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	62,047,231	56,569,269	51,072,313	45,540,974	40,007,636	34,498,432	29,013,363	23,552,429	18,115,630	12,702,965	7,293,133	25%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	89,309,019	83,316,494	77,338,221	71,385,578	65,458,565	59,538,993	53,635,877	47,746,900	41,861,209	35,969,826	30,064,443	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,967,814	6,766,126	6,565,295	6,365,320	6,166,201	5,967,939	5,770,534	5,573,984	5,378,292	5,183,457	4,989,477	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	66,421,926	62,363,482	58,322,429	54,298,766	50,292,495	46,303,617	42,332,129	38,378,032	34,441,326	30,522,013	26,620,091	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	42,972,282	40,411,641	37,861,878	35,322,993	32,794,984	30,277,852	27,771,598	25,276,221	22,791,722	20,318,099	17,855,354	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	64,828,704	59,473,344	54,140,968	48,831,573	43,545,161	38,281,732	33,041,286	27,823,823	22,629,342	17,423,757	12,229,098	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	212,118,024	195,188,037	178,235,527	161,327,730	144,401,467	127,433,984	110,402,303	93,210,194	75,956,186	58,778,518	41,677,187	30%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	6,879,232	6,407,137	5,937,056	5,468,991	5,002,941	4,538,905	4,076,885	3,615,438	3,155,273	2,697,134	2,241,020	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	12,801,093	12,023,239	11,248,689	10,477,443	9,709,501	8,944,863	8,183,528	7,425,497	6,670,770	5,919,345	5,171,225	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	51,840,615	47,497,204	43,151,911	38,821,524	34,509,882	30,216,982	25,930,804	21,643,374	17,374,831	13,099,098	8,828,522	45%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	53,596,552	49,228,676	44,879,545	40,549,157	36,237,514	31,944,616	27,670,462	23,397,368	19,128,826	14,879,170	10,609,278	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	22,525,521	21,006,437	19,493,839	17,987,725	16,488,096	14,994,952	13,508,292	12,028,118	10,548,230	9,074,108	7,606,502	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	51,266,437	47,207,993	43,166,939	39,143,278	35,123,730	31,111,876	27,117,514	23,140,647	19,171,404	15,198,391	11,243,011	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	10,425,967	9,661,923	8,901,145	8,142,555	7,384,867	6,630,460	5,879,333	5,131,488	4,386,923	3,645,639	2,907,636	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	12,171,099	11,279,711	10,392,132	9,507,220	8,623,246	7,743,100	6,866,781	5,994,290	5,125,627	4,260,792	3,399,783	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	7,928,962	7,317,154	6,707,317	6,100,100	5,495,506	4,893,534	4,294,183	3,697,454	3,103,346	2,511,860	1,922,996	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	9,523,719	8,789,682	8,057,872	7,329,207	6,603,689	5,881,317	5,162,091	4,446,010	3,733,076	3,023,288	2,316,645	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	11,118,478	10,262,210	9,408,426	8,558,314	7,711,871	6,869,100	6,029,998	5,194,567	4,362,806	3,534,715	2,710,295	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	832,695	790,183	747,850	705,696	663,722	621,927	580,312	538,875	497,618	456,540	415,641	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,666,270	1,581,245	1,496,579	1,412,272	1,328,323	1,244,734	1,161,501	1,078,629	996,114	913,959	832,161	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	3,749,896	3,558,592	3,368,093	3,178,402	2,989,518	2,801,440	2,614,170	2,427,705	2,242,049	2,057,198	1,873,155	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,459,913	1,372,066	1,284,593	1,197,494	1,110,767	1,024,413	938,432	852,825	767,590	682,727	598,239	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,046,966	1,923,975	1,801,506	1,679,559	1,558,135	1,437,233	1,316,853	1,196,996	1,077,659	958,846	840,555	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,628,238	2,470,115	2,312,664	2,155,884	1,999,776	1,844,338	1,689,573	1,535,479	1,382,056	1,229,305	1,077,225	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	8,233,269	7,737,071	7,242,979	6,750,994	6,261,116	5,773,346	5,287,682	4,804,126	4,322,677	3,843,335	3,366,100	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	18,877,949	17,732,829	16,592,574	15,457,182	14,326,654	13,200,989	12,080,188	10,964,251	9,853,178	8,746,967	7,645,621	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	46,019,100	42,939,271	39,872,567	36,818,988	33,778,535	30,751,207	27,737,003	24,735,131	21,733,740	18,745,533	15,770,513	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	74,737,480	68,498,336	62,285,960	56,091,350	49,897,974	43,726,884	37,545,630	31,362,817	25,186,891	19,011,236	12,831,375	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	35,295,755	32,752,697	30,220,529	27,699,248	25,180,507	22,669,763	20,169,959	17,681,093	15,203,166	12,736,178	10,280,129	45%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	51,028,409	46,839,188	42,667,942	38,514,672	34,358,819	30,216,417	26,092,101	21,971,626	17,851,830	13,741,315	9,619,654	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	25,399,990	24,184,744	22,974,686	21,769,817	20,570,136	19,375,642	18,186,336	17,002,218	15,823,288	14,646,343	13,474,163	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,019,790	7,868,525	7,717,900	7,567,919	7,418,581	7,269,884	7,121,830	6,974,419	6,827,649	6,681,522	6,536,038	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	8,802,773	8,298,523	7,796,417	7,296,450	6,798,625	6,302,942	5,809,399	5,317,999	4,828,740	4,341,620	3,856,644	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	19,830,145	18,638,234	17,451,410	16,269,673	15,093,022	13,921,459	12,754,982	11,593,593	10,437,289	9,286,073	8,139,944	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	30,429,694	28,307,144	26,193,659	24,089,237	21,993,880	19,907,588	17,823,425	15,745,652	13,676,985	11,617,427	9,566,975	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	42,867,220	39,460,127	36,067,634	32,689,742	29,326,453	25,977,763	22,643,674	19,324,186	15,998,528	12,683,322	9,369,754	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	11,427,855	10,653,962	9,883,373	9,116,088	8,352,105	7,591,427	6,834,052	6,079,981	5,329,214	4,581,751	3,837,591	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	31,353,328	29,230,763	27,117,262	25,012,827	22,917,455	20,831,147	18,753,904	16,683,272	14,614,589	12,555,016	10,504,549	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	61,062,446	55,987,861	50,915,205	45,841,317	40,741,439	35,663,731	30,608,193	25,574,825	20,563,626	15,574,597	10,607,738	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	23,198,518	21,703,785	20,215,434	18,733,465	17,257,878	15,788,672	14,325,848	12,869,407	11,419,348	9,975,670	8,538,375	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	51,501,012	47,303,831	43,127,457	38,973,022	34,853,377	30,768,523	26,718,461	22,703,190	18,722,710	14,747,327	10,804,401	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	12,104,513	11,550,102	11,000,168	10,454,710	9,913,729	9,377,224	8,845,195	8,317,643	7,794,568	7,275,968	6,761,845	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	42,993,109	39,750,879	36,522,532	33,308,065	30,107,479	26,920,775	23,747,952	20,577,159	17,412,248	14,261,309	11,124,340	45%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	44,806,491	41,564,261	38,335,913	35,121,447	31,920,861	28,734,156	25,561,333	22,402,391	19,253,300	16,102,360	12,965,390	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	33,226,279	31,173,590	29,129,666	27,094,505	25,068,108	23,050,478	21,041,610	19,041,507	17,050,169	15,067,596	13,093,785	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	62,047,231	56,569,269	51,072,313	45,540,974	40,007,636	34,498,432	29,013,363	23,552,429	18,115,630	12,702,965	7,293,133	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	89,309,019	83,316,494	77,338,221	71,385,578	65,458,565	59,538,993	53,635,877	47,746,900	41,861,209	35,969,826	30,064,443	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	6,967,814	6,766,126	6,565,295	6,365,320	6,166,201	5,967,939	5,770,534	5,573,984	5,378,292	5,183,457	4,989,477	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	66,421,926	62,363,482	58,322,429	54,298,766	50,292,495	46,303,617	42,332,129	38,378,032	34,441,326	30,522,013	26,620,091	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	42,972,282	40,411,641	37,861,878	35,322,993	32,794,984	30,277,852	27,771,598	25,276,221	22,791,722	20,318,099	17,855,354	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	64,828,704	59,473,344	54,140,968	48,831,573	43,545,161	38,281,732	33,041,286	27,823,823	22,629,342	17,423,757	12,229,098	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	212,118,024	195,188,037	178,235,527	161,327,730	144,401,467	127,433,984	110,402,303	93,210,194	75,956,186	58,778,518	41,677,187	40%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	6,879,232	6,407,137	5,937,056	5,468,991	5,002,941	4,538,905	4,076,885	3,615,438	3,155,273	2,697,134	2,241,020	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	12,801,093	12,023,239	11,248,689	10,477,443	9,709,501	8,944,863	8,183,528	7,425,497	6,670,770	5,919,345	5,171,225	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	51,840,615	47,497,204	43,151,911	38,821,524	34,509,882	30,216,982	25,930,804	21,643,374	17,374,831	13,099,098	8,828,522	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	53,596,552	49,228,676	44,879,545	40,549,157	36,237,514	31,944,616	27,670,462	23,397,368	19,128,826	14,879,170	10,609,278	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	22,525,521	21,006,437	19,493,839	17,987,725	16,488,096	14,994,952	13,508,292	12,028,118	10,548,230	9,074,108	7,606,502	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	51,266,437	47,207,993	43,166,939	39,143,278	35,123,730	31,111,876	27,117,514	23,140,647	19,171,404	15,198,391	11,243,011	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	10,425,967	9,661,923	8,901,145	8,142,555	7,384,867	6,630,460	5,879,333	5,131,488	4,386,923	3,645,639	2,907,636	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	12,171,099	11,279,711	10,392,132	9,507,220	8,623,246	7,743,100	6,866,781	5,994,290	5,125,627	4,260,792	3,399,783	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	7,928,962	7,317,154	6,707,317	6,100,100	5,495,506	4,893,534	4,294,183	3,697,454	3,103,346	2,511,860	1,922,996	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	9,523,719	8,789,682	8,057,872	7,329,207	6,603,689	5,881,317	5,162,091	4,446,010	3,733,076	3,023,288	2,316,645	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	11,118,478	10,262,210	9,408,426	8,558,314	7,711,871	6,869,100	6,029,998	5,194,567	4,362,806	3,534,715	2,710,295	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	832,695	790,183	747,850	705,696	663,722	621,927	580,312	538,875	497,618	456,540	415,641	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,666,270	1,581,245	1,496,579	1,412,272	1,328,323	1,244,734	1,161,501	1,078,629	996,114	913,959	832,161	50%
3	Low density housing scheme (9 houses)	9	£113,500	3,749,896	3,558,592	3,368,093	3,178,402	2,989,518	2,801,440	2,614,170	2,427,705	2,242,049	2,057,198	1,873,155	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,459,913	1,372,066	1,284,593	1,197,494	1,110,767	1,024,413	938,432	852,825	767,590	682,727	598,239	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,046,966	1,923,975	1,801,506	1,679,559	1,558,135	1,437,233	1,316,853	1,196,996	1,077,659	958,846	840,555	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,628,238	2,470,115	2,312,664	2,155,884	1,999,776	1,844,338	1,689,573	1,535,479	1,382,056	1,229,305	1,077,225	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	8,233,269	7,737,071	7,242,979	6,750,994	6,261,116	5,773,346	5,287,682	4,804,126	4,322,677	3,843,335	3,366,100	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	18,877,949	17,732,829	16,592,574	15,457,182	14,326,654	13,200,989	12,080,188	10,964,251	9,853,178	8,746,967	7,645,621	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	46,019,100	42,939,271	39,872,567	36,818,988	33,778,535	30,751,207	27,737,003	24,735,131	21,733,740	18,745,533	15,770,513	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	74,737,480	68,498,336	62,285,960	56,091,350	49,897,974	43,726,884	37,545,630	31,362,817	25,186,891	19,011,236	12,831,375	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	35,295,755	32,752,697	30,220,529	27,699,248	25,180,507	22,669,763	20,169,959	17,681,093	15,203,166	12,736,178	10,280,129	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	51,028,409	46,839,188	42,667,942	38,514,672	34,358,819	30,216,417	26,092,101	21,971,626	17,851,830	13,741,315	9,619,654	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	25,399,990	24,184,744	22,974,686	21,769,817	20,570,136	19,375,642	18,186,336	17,002,218	15,823,288	14,646,343	13,474,163	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,019,790	7,868,525	7,717,900	7,567,919	7,418,581	7,269,884	7,121,830	6,974,419	6,827,649	6,681,522	6,536,038	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	8,802,773	8,298,523	7,796,417	7,296,450	6,798,625	6,302,942	5,809,399	5,317,999	4,828,740	4,341,620	3,856,644	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	19,830,145	18,638,234	17,451,410	16,269,673	15,093,022	13,921,459	12,754,982	11,593,593	10,437,289	9,286,073	8,139,944	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	30,429,694	28,307,144	26,193,659	24,089,237	21,993,880	19,907,588	17,823,425	15,745,652	13,676,985	11,617,427	9,566,975	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	42,867,220	39,460,127	36,067,634	32,689,742	29,326,453	25,977,763	22,643,674	19,324,186	15,998,528	12,683,322	9,369,754	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	11,427,855	10,653,962	9,883,373	9,116,088	8,352,105	7,591,427	6,834,052	6,079,981	5,329,214	4,581,751	3,837,591	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	31,353,328	29,230,763	27,117,262	25,012,827	22,917,455	20,831,147	18,753,904	16,683,272	14,614,589	12,555,016	10,504,549	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	61,062,446	55,987,861	50,915,205	45,841,317	40,741,439	35,663,731	30,608,193	25,574,825	20,563,626	15,574,597	10,607,738	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	23,198,518	21,703,785	20,215,434	18,733,465	17,257,878	15,788,672	14,325,848	12,869,407	11,419,348	9,975,670	8,538,375	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	51,501,012	47,303,831	43,127,457	38,973,022	34,853,377	30,768,523	26,718,461	22,703,190	18,722,710	14,747,327	10,804,401	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	12,104,513	11,550,102	11,000,168	10,454,710	9,913,729	9,377,224	8,845,195	8,317,643	7,794,568	7,275,968	6,761,845	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	42,993,109	39,750,879	36,522,532	33,308,065	30,107,479	26,920,775	23,747,952	20,577,159	17,412,248	14,261,309	11,124,340	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	44,806,491	41,564,261	38,335,913	35,121,447	31,920,861	28,734,156	25,561,333	22,402,391	19,253,300	16,102,360	12,965,390	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	33,226,279	31,173,590	29,129,666	27,094,505	25,068,108	23,050,478	21,041,610	19,041,507	17,050,169	15,067,596	13,093,785	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	62,047,231	56,569,269	51,072,313	45,540,974	40,007,636	34,498,432	29,013,363	23,552,429	18,115,630	12,702,965	7,293,133	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	89,309,019	83,316,494	77,338,221	71,385,578	65,458,565	59,538,993	53,635,877	47,746,900	41,861,209	35,969,826	30,064,443	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	6,967,814	6,766,126	6,565,295	6,365,320	6,166,201	5,967,939	5,770,534	5,573,984	5,378,292	5,183,457	4,989,477	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	66,421,926	62,363,482	58,322,429	54,298,766	50,292,495	46,303,617	42,332,129	38,378,032	34,441,326	30,522,013	26,620,091	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	42,972,282	40,411,641	37,861,878	35,322,993	32,794,984	30,277,852	27,771,598	25,276,221	22,791,722	20,318,099	17,855,354	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	64,828,704	59,473,344	54,140,968	48,831,573	43,545,161	38,281,732	33,041,286	27,823,823	22,629,342	17,423,757	12,229,098	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	212,118,024	195,188,037	178,235,527	161,327,730	144,401,467	127,433,984	110,402,303	93,210,194	75,956,186	58,778,518	41,677,187	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	6,879,232	6,407,137	5,937,056	5,468,991	5,002,941	4,538,905	4,076,885	3,615,438	3,155,273	2,697,134	2,241,020	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	12,801,093	12,023,239	11,248,689	10,477,443	9,709,501	8,944,863	8,183,528	7,425,497	6,670,770	5,919,345	5,171,225	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	51,840,615	47,497,204	43,151,911	38,821,524	34,509,882	30,216,982	25,930,804	21,643,374	17,374,831	13,099,098	8,828,522	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	53,596,552	49,228,676	44,879,545	40,549,157	36,237,514	31,944,616	27,670,462	23,397,368	19,128,826	14,879,170	10,609,278	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	22,525,521	21,006,437	19,493,839	17,987,725	16,488,096	14,994,952	13,508,292	12,028,118	10,548,230	9,074,108	7,606,502	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	51,266,437	47,207,993	43,166,939	39,143,278	35,123,730	31,111,876	27,117,514	23,140,647	19,171,404	15,198,391	11,243,011	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	10,425,967	9,661,923	8,901,145	8,142,555	7,384,867	6,630,460	5,879,333	5,131,488	4,386,923	3,645,639	2,907,636	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	12,171,099	11,279,711	10,392,132	9,507,220	8,623,246	7,743,100	6,866,781	5,994,290	5,125,627	4,260,792	3,399,783	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	7,928,962	7,317,154	6,707,317	6,100,100	5,495,506	4,893,534	4,294,183	3,697,454	3,103,346	2,511,860	1,922,996	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	9,523,719	8,789,682	8,057,872	7,329,207	6,603,689	5,881,317	5,162,091	4,446,010	3,733,076	3,023,288	2,316,645	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	11,118,478	10,262,210	9,408,426	8,558,314	7,711,871	6,869,100	6,029,998	5,194,567	4,362,806	3,534,715	2,710,295	50%

Appendix 16 - Appraisal results – 70% social rent, 30% shared ownership (No CIL)

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,135 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	898,368	852,429	806,684	761,133	715,775	670,612	625,642	580,866	536,284	491,896	447,700	10%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,797,614	1,705,737	1,614,246	1,523,144	1,432,430	1,342,102	1,252,163	1,162,611	1,073,446	984,669	896,280	10%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,045,422	3,838,698	3,632,847	3,427,866	3,223,758	3,020,522	2,818,157	2,616,665	2,416,045	2,216,297	2,017,420	10%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,619,805	1,523,416	1,427,436	1,331,865	1,236,704	1,141,952	1,047,608	953,674	860,149	767,033	674,326	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,270,815	2,135,864	2,001,486	1,867,680	1,734,447	1,601,786	1,469,700	1,338,185	1,207,243	1,076,874	947,078	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,916,044	2,742,544	2,569,780	2,397,754	2,226,462	2,055,908	1,886,090	1,717,009	1,548,663	1,381,055	1,214,183	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	9,175,818	8,629,278	8,085,058	7,543,159	7,003,578	6,466,318	5,931,378	5,398,757	4,868,457	4,340,476	3,814,815	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	21,190,763	19,922,164	18,658,949	17,401,122	16,148,679	14,901,623	13,659,952	12,423,667	11,192,767	9,967,254	8,747,125	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	53,326,321	49,865,263	46,416,129	42,974,834	39,548,317	36,136,579	32,739,618	29,357,437	25,990,033	22,637,409	19,299,562	40%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	90,060,482	83,037,031	76,040,627	69,074,315	62,120,113	55,181,782	48,257,096	41,339,896	34,409,626	27,461,666	20,474,553	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	40,748,716	37,893,284	35,050,063	32,219,054	29,400,255	26,593,667	23,799,290	21,017,124	18,239,802	15,466,415	12,705,309	15%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	61,429,300	56,684,991	51,961,004	47,257,337	42,573,991	37,886,216	33,216,839	28,567,902	23,909,546	19,268,270	14,613,139	30%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	27,353,250	26,005,444	24,662,641	23,325,589	21,994,289	20,668,739	19,348,942	18,034,895	16,726,601	15,424,058	14,127,266	40%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,309,676	8,143,062	7,977,156	7,811,957	7,647,464	7,483,680	7,320,603	7,158,233	6,996,570	6,835,614	6,675,366	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	9,744,040	9,188,633	8,635,582	8,084,889	7,536,555	6,990,577	6,446,957	5,905,694	5,366,790	4,830,243	4,296,053	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	22,066,744	20,751,292	19,441,450	18,137,218	16,838,596	15,545,583	14,258,181	12,976,388	11,700,205	10,429,631	9,164,668	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	34,581,958	32,221,088	29,870,291	27,529,569	25,198,919	22,878,343	20,567,839	18,267,410	15,977,053	13,692,317	11,409,128	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	50,713,390	46,854,740	43,012,601	39,186,975	35,377,862	31,585,261	27,809,172	24,049,595	20,306,530	16,579,977	12,851,569	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	12,828,801	11,971,369	11,117,595	10,267,478	9,421,018	8,578,216	7,739,070	6,903,582	6,071,752	5,243,578	4,419,063	45%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	35,259,839	32,898,954	30,548,143	28,207,404	25,876,740	23,556,148	21,245,630	18,945,184	16,654,812	14,374,514	12,097,198	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	73,215,853	67,533,453	61,861,236	56,185,750	50,509,599	44,815,135	39,084,502	33,338,290	27,617,343	21,921,661	16,251,246	40%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	26,075,341	24,421,148	22,774,009	21,133,927	19,500,786	17,870,117	16,246,524	14,630,008	13,020,571	11,418,211	9,822,928	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	61,625,600	56,896,728	52,198,024	47,522,932	42,886,016	38,259,990	33,659,642	29,078,168	24,536,256	20,033,909	15,571,123	45%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	12,987,811	12,374,445	11,766,028	11,162,560	10,564,041	9,970,469	9,381,846	8,798,170	8,219,444	7,645,666	7,076,836	30%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	50,008,393	46,384,134	42,761,359	39,153,440	35,561,082	31,984,285	28,423,048	24,877,374	21,347,260	17,832,707	14,310,470	20%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	51,934,020	48,309,761	44,700,998	41,107,730	37,516,090	33,939,293	30,378,057	26,832,382	23,302,269	19,787,715	16,288,723	30%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	36,874,381	34,595,425	32,326,191	30,066,679	27,816,890	25,576,822	23,346,477	21,125,855	18,914,955	16,713,777	14,522,322	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	76,965,651	70,808,849	64,651,607	58,481,062	52,281,947	46,027,872	39,692,090	33,357,710	27,051,258	20,772,734	14,522,137	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	101,848,001	95,193,718	88,567,812	81,970,284	75,400,533	68,835,771	62,299,492	55,780,126	49,270,242	42,764,011	36,253,194	40%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,307,981	7,085,829	6,864,620	6,644,355	6,425,032	6,206,652	5,989,216	5,772,722	5,557,172	5,342,564	5,128,900	25%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	75,464,037	70,877,763	66,311,116	61,764,093	57,236,697	52,728,926	48,240,780	43,772,261	39,323,367	34,894,099	30,484,456	45%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	48,197,205	45,356,422	42,527,702	39,711,041	36,906,440	34,113,902	31,333,423	28,565,007	25,806,204	23,055,877	20,317,637	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	77,867,055	71,852,325	65,821,763	59,795,133	53,767,108	47,765,244	41,789,543	35,840,003	29,916,626	24,019,410	18,148,357	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	253,988,017	234,978,813	215,978,854	197,047,353	178,108,630	159,188,988	140,242,040	121,220,855	102,049,310	82,579,454	62,963,762	20%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	7,744,764	7,222,497	6,702,457	6,184,644	5,669,059	5,155,701	4,644,571	4,135,668	3,628,992	3,124,544	2,620,085	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	14,368,023	13,506,513	12,648,659	11,794,463	10,943,924	10,097,042	9,253,818	8,414,251	7,578,342	6,746,089	5,917,494	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	62,509,370	57,611,399	52,723,225	47,856,079	43,003,059	38,151,208	33,314,420	28,472,225	23,651,323	18,829,792	14,011,047	45%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	64,310,347	59,393,745	54,478,452	49,584,307	44,683,772	39,798,991	34,935,503	30,093,307	25,272,405	20,472,796	15,656,864	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	25,248,704	23,565,214	21,888,904	20,219,776	18,557,829	16,903,063	15,255,477	13,615,074	11,981,850	10,355,807	8,733,887	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	60,744,794	56,158,521	51,591,873	47,044,851	42,517,454	38,009,683	33,521,539	29,053,019	24,580,707	20,121,091	15,675,863	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	12,279,111	11,416,092	10,556,758	9,701,106	8,849,139	8,000,856	7,156,257	6,315,341	5,476,352	4,637,981	3,803,315	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	14,333,100	13,326,241	12,323,679	11,325,415	10,331,449	9,341,782	8,356,412	7,375,340	6,396,628	5,418,524	4,444,742	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	9,473,249	8,781,048	8,091,804	7,405,519	6,722,193	6,041,824	5,364,414	4,686,571	4,011,203	3,338,812	2,669,395	45%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	11,376,864	10,546,218	9,719,120	8,895,573	8,075,576	7,259,129	6,446,232	5,632,951	4,822,505	4,015,629	3,212,324	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	13,280,479	12,311,386	11,346,436	10,385,626	9,428,959	8,476,434	7,528,049	6,579,332	5,633,807	4,692,448	3,755,254	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	898,368	852,429	806,684	761,133	715,775	670,612	625,642	580,866	536,284	491,896	447,700	45%
2	Low density housing scheme (4 houses)	4	£917,161	1,797,614	1,705,737	1,614,246	1,523,144	1,432,430	1,342,102	1,252,163	1,162,611	1,073,446	984,669	896,280	45%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,045,422	3,838,698	3,632,847	3,427,866	3,223,758	3,020,522	2,818,157	2,616,665	2,416,045	2,216,297	2,017,420	45%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,619,805	1,523,416	1,427,436	1,331,865	1,236,704	1,141,952	1,047,608	953,674	860,149	767,033	674,326	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,270,815	2,135,864	2,001,486	1,867,680	1,734,447	1,601,786	1,469,700	1,338,185	1,207,243	1,076,874	947,078	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,916,044	2,742,544	2,569,780	2,397,754	2,226,462	2,055,908	1,886,090	1,717,009	1,548,663	1,381,055	1,214,183	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	9,175,818	8,629,278	8,085,058	7,543,159	7,003,578	6,466,318	5,931,378	5,398,757	4,868,457	4,340,476	3,814,815	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	21,190,763	19,922,164	18,658,949	17,401,122	16,148,679	14,901,623	13,659,952	12,423,667	11,192,767	9,967,254	8,747,125	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	53,326,321	49,865,263	46,416,129	42,974,834	39,548,317	36,136,579	32,739,618	29,357,437	25,990,033	22,637,409	19,299,562	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	90,060,482	83,037,031	76,040,627	69,074,315	62,120,113	55,181,782	48,257,096	41,339,896	34,409,626	27,461,666	20,474,553	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	40,748,716	37,893,284	35,050,063	32,219,054	29,400,255	26,593,667	23,799,290	21,017,124	18,239,802	15,466,415	12,705,309	40%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	61,429,300	56,684,991	51,961,004	47,257,337	42,573,991	37,886,216	33,216,839	28,567,902	23,909,546	19,268,270	14,613,139	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	27,353,250	26,005,444	24,662,641	23,325,589	21,994,289	20,668,739	19,348,942	18,034,895	16,726,601	15,424,058	14,127,266	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,309,676	8,143,062	7,977,156	7,811,957	7,647,464	7,483,680	7,320,603	7,158,233	6,996,570	6,835,614	6,675,366	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	9,744,040	9,188,633	8,635,582	8,084,889	7,536,555	6,990,577	6,446,957	5,905,694	5,366,790	4,830,243	4,296,053	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	22,066,744	20,751,292	19,441,450	18,137,218	16,838,596	15,545,583	14,258,181	12,976,388	11,700,205	10,429,631	9,164,668	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	34,581,958	32,221,088	29,870,291	27,529,569	25,198,919	22,878,343	20,567,839	18,267,410	15,977,053	13,692,317	11,409,128	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	50,713,390	46,854,740	43,012,601	39,186,975	35,377,862	31,585,261	27,809,172	24,049,595	20,306,530	16,579,977	12,851,569	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	12,828,801	11,971,369	11,117,595	10,267,478	9,421,018	8,578,216	7,739,070	6,903,582	6,071,752	5,243,578	4,419,063	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	35,259,839	32,898,954	30,548,143	28,207,404	25,876,740	23,556,148	21,245,630	18,945,184	16,654,812	14,374,514	12,097,198	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	73,215,853	67,533,453	61,861,236	56,185,750	50,509,599	44,815,135	39,084,502	33,338,290	27,617,343	21,921,661	16,251,246	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	26,075,341	24,421,148	22,774,009	21,133,927	19,500,786	17,870,117	16,246,524	14,630,008	13,020,571	11,418,211	9,822,928	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	61,625,600	56,896,728	52,198,024	47,522,932	42,886,016	38,259,990	33,659,642	29,078,168	24,536,256	20,033,909	15,571,123	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	12,987,811	12,374,445	11,766,028	11,162,560	10,564,041	9,970,469	9,381,846	8,798,170	8,219,444	7,645,666	7,076,836	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	50,008,393	46,384,134	42,761,359	39,153,440	35,561,082	31,984,285	28,423,048	24,877,374	21,347,260	17,832,707	14,310,470	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	51,934,020	48,309,761	44,700,998	41,107,730	37,516,090	33,939,293	30,378,057	26,832,382	23,302,269	19,787,715	16,288,723	45%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	36,874,381	34,595,425	32,326,191	30,066,679	27,816,890	25,576,822	23,346,477	21,125,855	18,914,955	16,713,777	14,522,322	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	76,965,651	70,808,849	64,651,607	58,481,062	52,281,947	46,027,872	39,692,090	33,357,710	27,051,258	20,772,734	14,522,137	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	101,848,001	95,193,718	88,567,812	81,970,284	75,400,533	68,835,771	62,299,492	55,780,126	49,270,242	42,764,011	36,253,194	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,307,981	7,085,829	6,864,620	6,644,355	6,425,032	6,206,652	5,989,216	5,772,722	5,557,172	5,342,564	5,128,900	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	75,464,037	70,877,763	66,311,116	61,764,093	57,236,697	52,728,926	48,240,780	43,772,261	39,323,367	34,894,099	30,484,456	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	48,197,205	45,356,422	42,527,702	39,711,041	36,906,440	34,113,902	31,333,423	28,565,007	25,806,204	23,055,877	20,317,637	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	77,867,055	71,852,325	65,821,763	59,795,133	53,767,108	47,765,244	41,789,543	35,840,003	29,916,626	24,019,410	18,148,357	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	253,988,017	234,978,813	215,978,854	197,047,353	178,108,630	159,188,988	140,242,040	121,220,855	102,049,310	82,579,454	62,963,762	40%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	7,744,764	7,222,497	6,702,457	6,184,644	5,669,059	5,155,701	4,644,571	4,135,668	3,628,992	3,124,544	2,620,085	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	14,368,023	13,506,513	12,648,659	11,794,463	10,943,924	10,097,042	9,253,818	8,414,251	7,578,342	6,746,089	5,917,494	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	62,509,370	57,611,399	52,723,225	47,856,079	43,003,059	38,151,208	33,314,420	28,472,225	23,651,323	18,829,792	14,011,047	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	64,310,347	59,393,745	54,478,452	49,584,307	44,683,772	39,798,991	34,935,503	30,093,307	25,272,405	20,472,796	15,656,864	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	25,248,704	23,565,214	21,888,904	20,219,776	18,557,829	16,903,063	15,255,477	13,615,074	11,981,850	10,355,807	8,733,887	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	60,744,794	56,158,521	51,591,873	47,044,851	42,517,454	38,009,683	33,521,539	29,053,019	24,580,707	20,121,091	15,675,863	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	12,279,111	11,416,092	10,556,758	9,701,106	8,849,139	8,000,856	7,156,257	6,315,341	5,476,352	4,637,981	3,803,315	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	14,333,100	13,326,241	12,323,679	11,325,415	10,331,449	9,341,782	8,356,412	7,375,340	6,396,628	5,418,524	4,444,742	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	9,473,249	8,781,048	8,091,804	7,405,519	6,722,193	6,041,824	5,364,414	4,686,571	4,011,203	3,338,812	2,669,395	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	11,376,864	10,546,218	9,719,120	8,895,573	8,075,576	7,259,129	6,446,232	5,632,951	4,822,505	4,015,629	3,212,324	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	13,280,479	12,311,386	11,346,436	10,385,626	9,428,959	8,476,434	7,528,049	6,579,332	5,633,807	4,692,448	3,755,254	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	898,368	852,429	806,684	761,133	715,775	670,612	625,642	580,866	536,284	491,896	447,700	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,797,614	1,705,737	1,614,246	1,523,144	1,432,430	1,342,102	1,252,163	1,162,611	1,073,446	984,669	896,280	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,045,422	3,838,698	3,632,847	3,427,866	3,223,758	3,020,522	2,818,157	2,616,665	2,416,045	2,216,297	2,017,420	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,619,805	1,523,416	1,427,436	1,331,865	1,236,704	1,141,952	1,047,608	953,674	860,149	767,033	674,326	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,270,815	2,135,864	2,001,486	1,867,680	1,734,447	1,601,786	1,469,700	1,338,185	1,207,243	1,076,874	947,078	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,916,044	2,742,544	2,569,780	2,397,754	2,226,462	2,055,908	1,886,090	1,717,009	1,548,663	1,381,055	1,214,183	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	9,175,818	8,629,278	8,085,058	7,543,159	7,003,578	6,466,318	5,931,378	5,398,757	4,868,457	4,340,476	3,814,815	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	21,190,763	19,922,164	18,658,949	17,401,122	16,148,679	14,901,623	13,659,952	12,423,667	11,192,767	9,967,254	8,747,125	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	53,326,321	49,865,263	46,416,129	42,974,834	39,548,317	36,136,579	32,739,618	29,357,437	25,990,033	22,637,409	19,299,562	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	90,060,482	83,037,031	76,040,627	69,074,315	62,120,113	55,181,782	48,257,096	41,339,896	34,409,626	27,461,666	20,474,553	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	40,748,716	37,893,284	35,050,063	32,219,054	29,400,255	26,593,667	23,799,290	21,017,124	18,239,802	15,466,415	12,705,309	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	61,429,300	56,684,991	51,961,004	47,257,337	42,573,991	37,886,216	33,216,839	28,567,902	23,909,546	19,268,270	14,613,139	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	27,353,250	26,005,444	24,662,641	23,325,589	21,994,289	20,668,739	19,348,942	18,034,895	16,726,601	15,424,058	14,127,266	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,309,676	8,143,062	7,977,156	7,811,957	7,647,464	7,483,680	7,320,603	7,158,233	6,996,570	6,835,614	6,675,366	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	9,744,040	9,188,633	8,635,582	8,084,889	7,536,555	6,990,577	6,446,957	5,905,694	5,366,790	4,830,243	4,296,053	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	22,066,744	20,751,292	19,441,450	18,137,218	16,838,596	15,545,583	14,258,181	12,976,388	11,700,205	10,429,631	9,164,668	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	34,581,958	32,221,088	29,870,291	27,529,569	25,198,919	22,878,343	20,567,839	18,267,410	15,977,053	13,692,317	11,409,128	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	50,713,390	46,854,740	43,012,601	39,186,975	35,377,862	31,585,261	27,809,172	24,049,595	20,306,530	16,579,977	12,851,569	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	12,828,801	11,971,369	11,117,595	10,267,478	9,421,018	8,578,216	7,739,070	6,903,582	6,071,752	5,243,578	4,419,063	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	35,259,839	32,898,954	30,548,143	28,207,404	25,876,740	23,556,148	21,245,630	18,945,184	16,654,812	14,374,514	12,097,198	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	73,215,853	67,533,453	61,861,236	56,185,750	50,509,599	44,815,135	39,084,502	33,338,290	27,617,343	21,921,661	16,251,246	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	26,075,341	24,421,148	22,774,009	21,133,927	19,500,786	17,870,117	16,246,524	14,630,008	13,020,571	11,418,211	9,822,928	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	61,625,600	56,896,728	52,198,024	47,522,932	42,886,016	38,259,990	33,659,642	29,078,168	24,536,256	20,033,909	15,571,123	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	12,987,811	12,374,445	11,766,028	11,162,560	10,564,041	9,970,469	9,381,846	8,798,170	8,219,444	7,645,666	7,076,836	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	50,008,393	46,384,134	42,761,359	39,153,440	35,561,082	31,984,285	28,423,048	24,877,374	21,347,260	17,832,707	14,310,470	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	51,934,020	48,309,761	44,700,998	41,107,730	37,516,090	33,939,293	30,378,057	26,832,382	23,302,269	19,787,715	16,288,723	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	36,874,381	34,595,425	32,326,191	30,066,679	27,816,890	25,576,822	23,346,477	21,125,855	18,914,955	16,713,777	14,522,322	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	76,965,651	70,808,849	64,651,607	58,481,062	52,281,947	46,027,872	39,692,090	33,357,710	27,051,258	20,772,734	14,522,137	40%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	101,848,001	95,193,718	88,567,812	81,970,284	75,400,533	68,835,771	62,299,492	55,780,126	49,270,242	42,764,011	36,253,194	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,307,981	7,085,829	6,864,620	6,644,355	6,425,032	6,206,652	5,989,216	5,772,722	5,557,172	5,342,564	5,128,900	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	75,464,037	70,877,763	66,311,116	61,764,093	57,236,697	52,728,926	48,240,780	43,772,261	39,323,367	34,894,099	30,484,456	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	48,197,205	45,356,422	42,527,702	39,711,041	36,906,440	34,113,902	31,333,423	28,565,007	25,806,204	23,055,877	20,317,637	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	77,867,055	71,852,325	65,821,763	59,795,133	53,767,108	47,765,244	41,789,543	35,840,003	29,916,626	24,019,410	18,148,357	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	253,988,017	234,978,813	215,978,854	197,047,353	178,108,630	159,188,988	140,242,040	121,220,855	102,049,310	82,579,454	62,963,762	45%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	7,744,764	7,222,497	6,702,457	6,184,644	5,669,059	5,155,701	4,644,571	4,135,668	3,628,992	3,124,544	2,620,085	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	14,368,023	13,506,513	12,648,659	11,794,463	10,943,924	10,097,042	9,253,818	8,414,251	7,578,342	6,746,089	5,917,494	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	62,509,370	57,611,399	52,723,225	47,856,079	43,003,059	38,151,208	33,314,420	28,472,225	23,651,323	18,829,792	14,011,047	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	64,310,347	59,393,745	54,478,452	49,584,307	44,683,772	39,798,991	34,935,503	30,093,307	25,272,405	20,472,796	15,656,864	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	25,248,704	23,565,214	21,888,904	20,219,776	18,557,829	16,903,063	15,255,477	13,615,074	11,981,850	10,355,807	8,733,887	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	60,744,794	56,158,521	51,591,873	47,044,851	42,517,454	38,009,683	33,521,539	29,053,019	24,580,707	20,121,091	15,675,863	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	12,279,111	11,416,092	10,556,758	9,701,106	8,849,139	8,000,856	7,156,257	6,315,341	5,476,352	4,637,981	3,803,315	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	14,333,100	13,326,241	12,323,679	11,325,415	10,331,449	9,341,782	8,356,412	7,375,340	6,396,628	5,418,524	4,444,742	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	9,473,249	8,781,048	8,091,804	7,405,519	6,722,193	6,041,824	5,364,414	4,686,571	4,011,203	3,338,812	2,669,395	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	11,376,864	10,546,218	9,719,120	8,895,573	8,075,576	7,259,129	6,446,232	5,632,951	4,822,505	4,015,629	3,212,324	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	13,280,479	12,311,386	11,346,436	10,385,626	9,428,959	8,476,434	7,528,049	6,579,332	5,633,807	4,692,448	3,755,254	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

									Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	898,368	852,429	806,684	761,133	715,775	670,612	625,642	580,866	536,284	491,896	447,700	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,797,614	1,705,737	1,614,246	1,523,144	1,432,430	1,342,102	1,252,163	1,162,611	1,073,446	984,669	896,280	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,045,422	3,838,698	3,632,847	3,427,866	3,223,758	3,020,522	2,818,157	2,616,665	2,416,045	2,216,297	2,017,420	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,619,805	1,523,416	1,427,436	1,331,865	1,236,704	1,141,952	1,047,608	953,674	860,149	767,033	674,326	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,270,815	2,135,864	2,001,486	1,867,680	1,734,447	1,601,786	1,469,700	1,338,185	1,207,243	1,076,874	947,078	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,916,044	2,742,544	2,569,780	2,397,754	2,226,462	2,055,908	1,886,090	1,717,009	1,548,663	1,381,055	1,214,183	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	9,175,818	8,629,278	8,085,058	7,543,159	7,003,578	6,466,318	5,931,378	5,398,757	4,868,457	4,340,476	3,814,815	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	21,190,763	19,922,164	18,658,949	17,401,122	16,148,679	14,901,623	13,659,952	12,423,667	11,192,767	9,967,254	8,747,125	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	53,326,321	49,865,263	46,416,129	42,974,834	39,548,317	36,136,579	32,739,618	29,357,437	25,990,033	22,637,409	19,299,562	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	90,060,482	83,037,031	76,040,627	69,074,315	62,120,113	55,181,782	48,257,096	41,339,896	34,409,626	27,461,666	20,474,553	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	40,748,716	37,893,284	35,050,063	32,219,054	29,400,255	26,593,667	23,799,290	21,017,124	18,239,802	15,466,415	12,705,309	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	61,429,300	56,684,991	51,961,004	47,257,337	42,573,991	37,886,216	33,216,839	28,567,902	23,909,546	19,268,270	14,613,139	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	27,353,250	26,005,444	24,662,641	23,325,589	21,994,289	20,668,739	19,348,942	18,034,895	16,726,601	15,424,058	14,127,266	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,309,676	8,143,062	7,977,156	7,811,957	7,647,464	7,483,680	7,320,603	7,158,233	6,996,570	6,835,614	6,675,366	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	9,744,040	9,188,633	8,635,582	8,084,889	7,536,555	6,990,577	6,446,957	5,905,694	5,366,790	4,830,243	4,296,053	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	22,066,744	20,751,292	19,441,450	18,137,218	16,838,596	15,545,583	14,258,181	12,976,388	11,700,205	10,429,631	9,164,668	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	34,581,958	32,221,088	29,870,291	27,529,569	25,198,919	22,878,343	20,567,839	18,267,410	15,977,053	13,692,317	11,409,128	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	50,713,390	46,854,740	43,012,601	39,186,975	35,377,862	31,585,261	27,809,172	24,049,595	20,306,530	16,579,977	12,851,569	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	12,828,801	11,971,369	11,117,595	10,267,478	9,421,018	8,578,216	7,739,070	6,903,582	6,071,752	5,243,578	4,419,063	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	35,259,839	32,898,954	30,548,143	28,207,404	25,876,740	23,556,148	21,245,630	18,945,184	16,654,812	14,374,514	12,097,198	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	73,215,853	67,533,453	61,861,236	56,185,750	50,509,599	44,815,135	39,084,502	33,338,290	27,617,343	21,921,661	16,251,246	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	26,075,341	24,421,148	22,774,009	21,133,927	19,500,786	17,870,117	16,246,524	14,630,008	13,020,571	11,418,211	9,822,928	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	61,625,600	56,896,728	52,198,024	47,522,932	42,886,016	38,259,990	33,659,642	29,078,168	24,536,256	20,033,909	15,571,123	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	12,987,811	12,374,445	11,766,028	11,162,560	10,564,041	9,970,469	9,381,846	8,798,170	8,219,444	7,645,666	7,076,836	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	50,008,393	46,384,134	42,761,359	39,153,440	35,561,082	31,984,285	28,423,048	24,877,374	21,347,260	17,832,707	14,310,470	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	51,934,020	48,309,761	44,700,998	41,107,730	37,516,090	33,939,293	30,378,057	26,832,382	23,302,269	19,787,715	16,288,723	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	36,874,381	34,595,425	32,326,191	30,066,679	27,816,890	25,576,822	23,346,477	21,125,855	18,914,955	16,713,777	14,522,322	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	76,965,651	70,808,849	64,651,607	58,481,062	52,281,947	46,027,872	39,692,090	33,357,710	27,051,258	20,772,734	14,522,137	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	101,848,001	95,193,718	88,567,812	81,970,284	75,400,533	68,835,771	62,299,492	55,780,126	49,270,242	42,764,011	36,253,194	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,307,981	7,085,829	6,864,620	6,644,355	6,425,032	6,206,652	5,989,216	5,772,722	5,557,172	5,342,564	5,128,900	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	75,464,037	70,877,763	66,311,116	61,764,093	57,236,697	52,728,926	48,240,780	43,772,261	39,323,367	34,894,099	30,484,456	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	48,197,205	45,356,422	42,527,702	39,711,041	36,906,440	34,113,902	31,333,423	28,565,007	25,806,204	23,055,877	20,317,637	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	77,867,055	71,852,325	65,821,763	59,795,133	53,767,108	47,765,244	41,789,543	35,840,003	29,916,626	24,019,410	18,148,357	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	253,988,017	234,978,813	215,978,854	197,047,353	178,108,630	159,188,988	140,242,040	121,220,855	102,049,310	82,579,454	62,963,762	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	7,744,764	7,222,497	6,702,457	6,184,644	5,669,059	5,155,701	4,644,571	4,135,668	3,628,992	3,124,544	2,620,085	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	14,368,023	13,506,513	12,648,659	11,794,463	10,943,924	10,097,042	9,253,818	8,414,251	7,578,342	6,746,089	5,917,494	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	62,509,370	57,611,399	52,723,225	47,856,079	43,003,059	38,151,208	33,314,420	28,472,225	23,651,323	18,829,792	14,011,047	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	64,310,347	59,393,745	54,478,452	49,584,307	44,683,772	39,798,991	34,935,503	30,093,307	25,272,405	20,472,796	15,656,864	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	25,248,704	23,565,214	21,888,904	20,219,776	18,557,829	16,903,063	15,255,477	13,615,074	11,981,850	10,355,807	8,733,887	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	60,744,794	56,158,521	51,591,873	47,044,851	42,517,454	38,009,683	33,521,539	29,053,019	24,580,707	20,121,091	15,675,863	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	18,669,073	17,592,216	16,515,359	15,438,501	14,361,644	13,284,787	12,207,930	11,131,072	10,054,215	8,977,358	7,900,501	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	12,279,111	11,416,092	10,556,758	9,701,106	8,849,139	8,000,856	7,156,257	6,315,341	5,476,352	4,637,981	3,803,315	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	14,333,100	13,326,241	12,323,679	11,325,415	10,331,449	9,341,782	8,356,412	7,375,340	6,396,628	5,418,524	4,444,742	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	9,473,249	8,781,048	8,091,804	7,405,519	6,722,193	6,041,824	5,364,414	4,686,571	4,011,203	3,338,812	2,669,395	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	11,376,864	10,546,218	9,719,120	8,895,573	8,075,576	7,259,129	6,446,232	5,632,951	4,822,505	4,015,629	3,212,324	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	13,280,479	12,311,386	11,346,436	10,385,626	9,428,959	8,476,434	7,528,049	6,579,332	5,633,807	4,692,448	3,755,254	50%

Appendix 17 - Appraisal results – 70% social rent, 30% shared ownership (Cumulative impact of Affordable Workspace, NZC and CIL removed)

WANDSWORTH LOCAL PLAN VIABILITY Sales value £11,135 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£15,437,565** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Low density housing scheme (2 houses)	2	£771,878	898,369	852,435	806,696	761,150	715,798	670,640	625,676	580,905	536,329	491,945	447,756	10%
2	Low density housing scheme (4 houses)	4	£1,543,757	1,797,616	1,705,750	1,614,272	1,523,180	1,432,477	1,342,160	1,252,232	1,162,690	1,073,536	984,770	896,391	10%
3	Low density housing scheme (9 houses)	9	£3,504,327	4,045,427	3,838,728	3,632,902	3,427,945	3,223,863	3,020,650	2,818,311	2,616,843	2,416,246	2,216,522	2,017,670	10%
4	Medium density flatted sheme (5 flats)	5	£514,586	1,624,096	1,527,698	1,431,709	1,336,129	1,240,958	1,146,197	1,051,844	957,900	864,367	771,241	678,525	50%
5	Medium density flatted scheme (7 flats)	7	£617,503	2,276,823	2,141,859	2,007,467	1,873,649	1,740,403	1,607,730	1,475,629	1,344,101	1,213,147	1,082,765	952,956	50%
6	Medium density flatted scheme (9 flats)	9	£926,254	2,923,769	2,750,252	2,577,471	2,405,428	2,234,121	2,063,550	1,893,715	1,724,617	1,556,255	1,388,630	1,221,740	50%
7	Medium density flatted scheme (30 flats)	30	£2,315,635	9,200,728	8,654,135	8,109,861	7,567,908	7,028,274	6,490,960	5,955,966	5,423,292	4,892,938	4,364,903	3,839,189	50%
8	Medium density flatted scheme (75 flats)	75	£5,866,275	21,250,962	19,982,232	18,718,889	17,460,931	16,208,360	14,961,173	13,719,373	12,482,958	11,251,929	10,026,285	8,806,027	50%
9	Medium density flatted scheme (250 flats)	250	£22,693,221	53,514,086	50,052,624	46,605,897	43,164,232	39,737,306	36,325,157	32,927,786	29,545,193	26,177,379	22,824,344	19,486,085	45%
10	Medium density flatted scheme (600 flats)	600	£38,439,538	90,923,767	83,908,553	76,910,245	69,942,030	62,996,728	56,056,470	49,141,377	42,222,224	35,302,241	28,365,294	21,389,929	35%
11	Medium density mixed use flatted scheme (200 flats)	200	£30,566,379	41,548,744	38,692,540	35,848,547	33,016,764	30,197,193	27,389,833	24,594,683	21,811,745	19,041,017	16,271,591	13,509,702	15%
12	Medium density mixed use flatted scheme (400 flats)	400	£30,103,253	62,191,691	57,446,005	52,720,640	48,015,596	43,330,873	38,653,248	33,982,473	29,332,138	24,684,023	20,041,327	15,396,551	30%
13	Medium density mixed use flatted scheme (80 flats)	80	£15,900,692	28,541,703	27,192,828	25,849,704	24,512,332	23,180,711	21,854,841	20,534,723	19,220,356	17,911,742	16,608,878	15,311,766	45%
14	Intensification scheme (industrial with 9 flats)	9	£4,476,894	8,543,707	8,377,078	8,211,155	8,045,939	7,881,431	7,717,630	7,554,537	7,392,150	7,230,471	7,069,499	6,909,234	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£3,751,328	9,813,649	9,258,186	8,705,081	8,154,335	7,605,945	7,059,913	6,516,238	5,974,922	5,435,962	4,899,360	4,365,116	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	22,318,537	21,002,776	19,692,623	18,388,081	17,089,148	15,795,826	14,508,113	13,226,010	11,949,517	10,678,633	9,413,359	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£11,115,047	35,150,256	32,788,797	30,437,412	28,096,099	25,764,860	23,443,695	21,132,601	18,831,583	16,540,636	14,259,763	11,980,113	50%
18	High density mixed use flatted scheme (300 flats)	300	£11,670,799	51,833,156	47,973,460	44,130,276	40,303,606	36,493,446	32,699,800	28,922,665	25,162,043	21,417,932	17,690,334	13,977,807	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£4,476,894	13,127,213	12,269,574	11,415,593	10,565,269	9,718,603	8,875,593	8,036,242	7,200,547	6,368,511	5,540,130	4,715,408	50%
20	High density mixed use flatted scheme (150 flats)	150	£7,440,907	36,274,996	33,913,522	31,562,120	29,220,793	26,889,538	24,568,358	22,257,249	19,956,215	17,665,254	15,384,366	13,113,551	50%
21	High density mixed use flatted scheme (480 flats)	480	£23,465,099	74,756,056	69,086,891	63,413,120	57,751,800	52,086,754	46,404,102	40,698,142	34,951,014	29,228,422	23,531,096	17,859,035	45%
22	Medium density mixed use flatted scheme (100 flats)	100	£7,842,283	26,464,196	24,809,601	23,162,063	21,521,581	19,888,155	18,261,785	16,638,874	15,021,953	13,412,109	11,809,342	10,213,653	50%
23	High density mixed use flatted scheme (450 flats)	450	£15,746,317	62,329,993	57,598,630	52,905,301	48,227,681	43,589,070	38,968,000	34,373,924	29,789,846	25,245,332	20,740,380	16,274,992	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£9,262,539	13,443,619	12,830,136	12,221,601	11,618,014	11,019,375	10,425,686	9,836,944	9,253,150	8,674,306	8,100,409	7,531,460	30%
25	Medium density mixed use flatted scheme (250 flats)	250	£35,506,400	50,750,837	47,125,612	43,513,168	39,904,268	36,310,929	32,733,150	29,170,933	25,624,277	22,093,181	18,577,646	15,065,779	20%
26	Medium density mixed use flatted scheme (250 flats)	250	£27,633,242	52,517,974	48,892,749	45,283,020	41,688,786	38,105,030	34,527,251	30,965,034	27,418,378	23,887,282	20,371,747	16,871,774	30%
27	Medium density mixed use flatted scheme (140 flats)	140	£9,262,539	38,044,841	35,765,325	33,495,531	31,235,460	28,985,111	26,744,484	24,513,580	22,292,397	20,080,937	17,879,200	15,687,184	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	78,570,977	72,423,680	66,278,954	60,121,717	53,936,707	47,708,479	41,396,002	35,059,664	28,751,253	22,470,769	16,218,214	15%
29	Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	102,772,435	96,116,584	89,489,111	82,890,014	76,319,294	69,760,988	63,223,123	56,711,403	50,199,912	43,701,919	37,199,958	45%
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,541,217	7,319,044	7,097,814	6,877,526	6,658,182	6,439,781	6,222,322	6,005,807	5,790,235	5,575,605	5,361,919	30%
31	Medium density mixed use flatted scheme (350 flats)	350	£33,808,268	77,671,379	73,083,867	68,515,979	63,967,718	59,439,081	54,930,071	50,440,685	45,970,926	41,520,792	37,090,284	32,679,401	45%
32	Medium density mixed use flatted scheme (180 flats)	180	£19,296,957	48,528,180	45,687,101	42,858,084	40,041,128	37,236,232	34,443,397	31,662,623	28,893,909	26,137,257	23,389,196	20,650,656	50%
33	High density mixed use flatted scheme (500 flats)	500	£21,921,343	79,471,893	73,456,724	67,440,822	61,431,150	55,401,411	49,397,833	43,420,418	37,469,164	31,544,073	25,645,143	19,772,376	45%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	257,812,428	238,798,143	219,825,237	200,888,598	181,978,916	163,090,380	144,176,625	125,190,742	106,085,263	86,723,525	67,102,119	20%
35	High density mixed use flatted scheme (30 flats)	30	£1,235,005	7,880,084	7,357,693	6,837,529	6,319,592	5,803,883	5,290,400	4,779,146	4,270,119	3,763,320	3,258,748	2,756,210	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£5,711,899	14,408,809	13,547,209	12,689,268	11,834,984	10,984,357	10,137,387	9,294,075	8,454,421	7,618,423	6,786,083	5,957,401	50%
37	High density mixed use flatted scheme (400 flats)	400	£16,363,819	63,121,818	58,230,842	53,341,313	48,472,814	43,625,343	38,774,112	33,942,036	29,101,846	24,279,550	19,466,189	14,646,030	45%
38	High density mixed use flatted scheme (400 flats)	400	£17,444,449	65,186,046	60,275,489	55,361,875	50,466,356	45,575,575	40,689,400	35,824,519	30,980,930	26,158,633	21,357,630	16,553,784	45%
39	Medium density mixed use flatted scheme (100 flats)	100	£7,718,783	25,897,637	24,213,740	22,537,025	20,867,490	19,205,137	17,549,964	15,901,971	14,261,160	12,627,530	11,001,081	9,381,812	50%
40	High density mixed use flatted scheme (350 flats)	350	£14,356,936	61,519,091	56,931,578	52,363,690	47,815,429	43,286,792	38,777,782	34,288,396	29,818,637	25,356,749	20,895,873	16,454,761	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£3,087,513	12,328,087	11,464,963	10,605,523	9,749,766	8,897,693	8,049,305	7,204,600	6,363,580	5,525,218	4,686,740	3,851,967	50%
44	High density retirement flatted scheme (70 flats)	70	£3,087,513	14,390,239	13,383,257	12,380,571	11,382,185	10,388,096	9,398,305	8,412,813	7,431,617	6,453,640	5,475,411	4,501,504	50%
45	High density retirement flatted scheme (80 flats)	80	£3,087,513	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£3,087,513	9,514,062	8,821,773	8,132,442	7,446,069	6,762,654	6,082,198	5,404,700	4,727,383	4,051,926	3,379,444	2,709,939	45%
47	High density extracare flatted scheme (60 flats)	60	£3,087,513	11,425,840	10,595,088	9,767,886	8,944,232	8,124,130	7,307,578	6,494,575	5,681,925	4,871,372	4,064,390	3,260,978	50%
48	High density extracare flatted scheme (70 flats)	70	£3,087,513	13,337,618	12,368,402	11,403,328	10,442,396	9,485,606	8,532,957	7,584,450	6,636,468	5,690,818	4,749,334	3,812,016	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL **£9,171,614** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£458,581	898,369	852,435	806,696	761,150	715,798	670,640	625,676	580,905	536,329	491,945	447,756	45%
2	Low density housing scheme (4 houses)	4	£917,161	1,797,616	1,705,750	1,614,272	1,523,180	1,432,477	1,342,160	1,252,232	1,162,690	1,073,536	984,770	896,391	45%
3	Low density housing scheme (9 houses)	9	£2,081,956	4,045,427	3,838,728	3,632,902	3,427,945	3,223,863	3,020,650	2,818,311	2,616,843	2,416,246	2,216,522	2,017,670	45%
4	Medium density flatted sheme (5 flats)	5	£305,720	1,624,096	1,527,698	1,431,709	1,336,129	1,240,958	1,146,197	1,051,844	957,900	864,367	771,241	678,525	50%
5	Medium density flatted scheme (7 flats)	7	£366,865	2,276,823	2,141,859	2,007,467	1,873,649	1,740,403	1,607,730	1,475,629	1,344,101	1,213,147	1,082,765	952,956	50%
6	Medium density flatted scheme (9 flats)	9	£550,297	2,923,769	2,750,252	2,577,471	2,405,428	2,234,121	2,063,550	1,893,715	1,724,617	1,556,255	1,388,630	1,221,740	50%
7	Medium density flatted scheme (30 flats)	30	£1,375,742	9,200,728	8,654,135	8,109,861	7,567,908	7,028,274	6,490,960	5,955,966	5,423,292	4,892,938	4,364,903	3,839,189	50%
8	Medium density flatted scheme (75 flats)	75	£3,485,213	21,250,962	19,982,232	18,718,889	17,460,931	16,208,360	14,961,173	13,719,373	12,482,958	11,251,929	10,026,285	8,806,027	50%
9	Medium density flatted scheme (250 flats)	250	£13,482,272	53,514,086	50,052,624	46,605,897	43,164,232	39,737,306	36,325,157	32,927,786	29,545,193	26,177,379	22,824,344	19,486,085	50%
10	Medium density flatted scheme (600 flats)	600	£22,837,319	90,923,767	83,908,553	76,910,245	69,942,030	62,996,728	56,056,470	49,141,377	42,222,224	35,302,241	28,365,294	21,389,929	45%
11	Medium density mixed use flatted scheme (200 flats)	200	£18,159,795	41,548,744	38,692,540	35,848,547	33,016,764	30,197,193	27,389,833	24,594,683	21,811,745	19,041,017	16,271,591	13,509,702	40%
12	Medium density mixed use flatted scheme (400 flats)	400	£17,884,647	62,191,691	57,446,005	52,720,640	48,015,596	43,330,873	38,653,248	33,982,473	29,332,138	24,684,023	20,041,327	15,396,551	45%
13	Medium density mixed use flatted scheme (80 flats)	80	£9,446,762	28,541,703	27,192,828	25,849,704	24,512,332	23,180,711	21,854,841	20,534,723	19,220,356	17,911,742	16,608,878	15,311,766	50%
14	Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,543,707	8,377,078	8,211,155	8,045,939	7,881,431	7,717,630	7,554,537	7,392,150	7,230,471	7,069,499	6,909,234	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£2,228,702	9,813,649	9,258,186	8,705,081	8,154,335	7,605,945	7,059,913	6,516,238	5,974,922	5,435,962	4,899,360	4,365,116	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£2,696,454	22,318,537	21,002,776	19,692,623	18,388,081	17,089,148	15,795,826	14,508,113	13,226,010	11,949,517	10,678,633	9,413,359	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£6,603,562	35,150,256	32,788,797	30,437,412	28,096,099	25,764,860	23,443,695	21,132,601	18,831,583	16,540,636	14,259,763	11,980,113	50%
18	High density mixed use flatted scheme (300 flats)	300	£6,933,740	51,833,156	47,973,460	44,130,276	40,303,606	36,493,446	32,699,800	28,922,665	25,162,043	21,417,932	17,690,334	13,977,807	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£2,659,768	13,127,213	12,269,574	11,415,593	10,565,269	9,718,603	8,875,593	8,036,242	7,200,547	6,368,511	5,540,130	4,715,408	50%
20	High density mixed use flatted scheme (150 flats)	150	£4,420,718	36,274,996	33,913,522	31,562,120	29,220,793	26,889,538	24,568,358	22,257,249	19,956,215	17,665,254	15,384,366	13,113,551	50%
21	High density mixed use flatted scheme (480 flats)	480	£13,940,853	74,756,056	69,086,891	63,413,120	57,751,800	52,086,754	46,404,102	40,698,142	34,951,014	29,228,422	23,531,096	17,859,035	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£4,659,180	26,464,196	24,809,601	23,162,063	21,521,581	19,888,155	18,261,785	16,638,874	15,021,953	13,412,109	11,809,342	10,213,653	50%
23	High density mixed use flatted scheme (450 flats)	450	£9,355,046	62,329,993	57,598,630	52,905,301	48,227,681	43,589,070	38,968,000	34,373,924	29,789,846	25,245,332	20,740,380	16,274,992	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£5,502,968	13,443,619	12,830,136	12,221,601	11,618,014	11,019,375	10,425,686	9,836,944	9,253,150	8,674,306	8,100,409	7,531,460	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£21,094,712	50,750,837	47,125,612	43,513,168	39,904,268	36,310,929	32,733,150	29,170,933	25,624,277	22,093,181	18,577,646	15,065,779	40%
26	Medium density mixed use flatted scheme (250 flats)	250	£16,417,189	52,517,974	48,892,749	45,283,020	41,688,786	38,105,030	34,527,251	30,965,034	27,418,378	23,887,282	20,371,747	16,871,774	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£5,502,968	38,044,841	35,765,325	33,495,531	31,235,460	28,985,111	26,744,484	24,513,580	22,292,397	20,080,937	17,879,200	15,687,184	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£32,192,365	78,570,977	72,423,680	66,278,954	60,121,717	53,936,707	47,708,479	41,396,002	35,059,664	28,751,253	22,470,769	16,218,214	35%
29	Medium density mixed use flatted scheme (500 flats)	500	£25,772,235	102,772,435	96,116,584	89,489,111	82,890,014	76,319,294	69,760,988	63,223,123	56,711,403	50,199,912	43,701,919	37,199,958	50%
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,541,217	7,319,044	7,097,814	6,877,526	6,658,182	6,439,781	6,222,322	6,005,807	5,790,235	5,575,605	5,361,919	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£20,085,834	77,671,379	73,083,867	68,515,979	63,967,718	59,439,081	54,930,071	50,440,685	45,970,926	41,520,792	37,090,284	32,679,401	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£11,464,517	48,528,180	45,687,101	42,858,084	40,041,128	37,236,232	34,443,397	31,662,623	28,893,909	26,137,257	23,389,196	20,650,656	50%
33	High density mixed use flatted scheme (500 flats)	500	£13,023,692	79,471,893	73,456,724	67,440,822	61,431,150	55,401,411	49,397,833	43,420,418	37,469,164	31,544,073	25,645,143	19,772,376	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£97,494,255	257,812,428	238,798,143	219,825,237	200,888,598	181,978,916	163,090,380	144,176,625	125,190,742	106,085,263	86,723,525	67,102,119	40%
35	High density mixed use flatted scheme (30 flats)	30	£733,729	7,880,084	7,357,693	6,837,529	6,319,592	5,803,883	5,290,400	4,779,146	4,270,119	3,763,320	3,258,748	2,756,210	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£3,393,497	14,408,809	13,547,209	12,689,268	11,834,984	10,984,357	10,137,387	9,294,075	8,454,421	7,618,423	6,786,083	5,957,401	50%
37	High density mixed use flatted scheme (400 flats)	400	£9,721,911	63,121,818	58,230,842	53,341,313	48,472,814	43,625,343	38,774,112	33,942,036	29,101,846	24,279,550	19,466,189	14,646,030	50%
38	High density mixed use flatted scheme (400 flats)	400	£10,363,924	65,186,046	60,275,489	55,361,875	50,466,356	45,575,575	40,689,400	35,824,519	30,980,930	26,158,633	21,357,630	16,553,784	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£4,585,807	25,897,637	24,213,740	22,537,025	20,867,490	19,205,137	17,549,964	15,901,971	14,261,160	12,627,530	11,001,081	9,381,812	50%
40	High density mixed use flatted scheme (350 flats)	350	£8,529,601	61,519,091	56,931,578	52,363,690	47,815,429	43,286,792	38,777,782	34,288,396	29,818,637	25,356,749	20,895,873	16,454,761	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£458,581	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,834,323	12,328,087	11,464,963	10,605,523	9,749,766	8,897,693	8,049,305	7,204,600	6,363,580	5,525,218	4,686,740	3,851,967	50%
44	High density retirement flatted scheme (70 flats)	70	£1,834,323	14,390,239	13,383,257	12,380,571	11,382,185	10,388,096	9,398,305	8,412,813	7,431,617	6,453,640	5,475,411	4,501,504	50%
45	High density retirement flatted scheme (80 flats)	80	£1,834,323	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,834,323	9,514,062	8,821,773	8,132,442	7,446,069	6,762,654	6,082,198	5,404,700	4,727,383	4,051,926	3,379,444	2,709,939	50%
47	High density extracare flatted scheme (60 flats)	60	£1,834,323	11,425,840	10,595,088	9,767,886	8,944,232	8,124,130	7,307,578	6,494,575	5,681,925	4,871,372	4,064,390	3,260,978	50%
48	High density extracare flatted scheme (70 flats)	70	£1,834,323	13,337,618	12,368,402	11,403,328	10,442,396	9,485,606	8,532,957	7,584,450	6,636,468	5,690,818	4,749,334	3,812,016	50%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£6,088,685** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£304,434	898,369	852,435	806,696	761,150	715,798	670,640	625,676	580,905	536,329	491,945	447,756	50%
2	Low density housing scheme (4 houses)	4	£608,869	1,797,616	1,705,750	1,614,272	1,523,180	1,432,477	1,342,160	1,252,232	1,162,690	1,073,536	984,770	896,391	50%
3	Low density housing scheme (9 houses)	9	£1,382,131	4,045,427	3,838,728	3,632,902	3,427,945	3,223,863	3,020,650	2,818,311	2,616,843	2,416,246	2,216,522	2,017,670	50%
4	Medium density flatted sheme (5 flats)	5	£202,956	1,624,096	1,527,698	1,431,709	1,336,129	1,240,958	1,146,197	1,051,844	957,900	864,367	771,241	678,525	50%
5	Medium density flatted scheme (7 flats)	7	£243,547	2,276,823	2,141,859	2,007,467	1,873,649	1,740,403	1,607,730	1,475,629	1,344,101	1,213,147	1,082,765	952,956	50%
6	Medium density flatted scheme (9 flats)	9	£365,321	2,923,769	2,750,252	2,577,471	2,405,428	2,234,121	2,063,550	1,893,715	1,724,617	1,556,255	1,388,630	1,221,740	50%
7	Medium density flatted scheme (30 flats)	30	£913,303	9,200,728	8,654,135	8,109,861	7,567,908	7,028,274	6,490,960	5,955,966	5,423,292	4,892,938	4,364,903	3,839,189	50%
8	Medium density flatted scheme (75 flats)	75	£2,313,700	21,250,962	19,982,232	18,718,889	17,460,931	16,208,360	14,961,173	13,719,373	12,482,958	11,251,929	10,026,285	8,806,027	50%
9	Medium density flatted scheme (250 flats)	250	£8,950,367	53,514,086	50,052,624	46,605,897	43,164,232	39,737,306	36,325,157	32,927,786	29,545,193	26,177,379	22,824,344	19,486,085	50%
10	Medium density flatted scheme (600 flats)	600	£15,160,826	90,923,767	83,908,553	76,910,245	69,942,030	62,996,728	56,056,470	49,141,377	42,222,224	35,302,241	28,365,294	21,389,929	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£12,055,596	41,548,744	38,692,540	35,848,547	33,016,764	30,197,193	27,389,833	24,594,683	21,811,745	19,041,017	16,271,591	13,509,702	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£11,872,936	62,191,691	57,446,005	52,720,640	48,015,596	43,330,873	38,653,248	33,982,473	29,332,138	24,684,023	20,041,327	15,396,551	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£6,271,346	28,541,703	27,192,828	25,849,704	24,512,332	23,180,711	21,854,841	20,534,723	19,220,356	17,911,742	16,608,878	15,311,766	50%
14	Intensification scheme (industrial with 9 flats)	9	£1,765,719	8,543,707	8,377,078	8,211,155	8,045,939	7,881,431	7,717,630	7,554,537	7,392,150	7,230,471	7,069,499	6,909,234	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£1,479,550	9,813,649	9,258,186	8,705,081	8,154,335	7,605,945	7,059,913	6,516,238	5,974,922	5,435,962	4,899,360	4,365,116	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£1,790,073	22,318,537	21,002,776	19,692,623	18,388,081	17,089,148	15,795,826	14,508,113	13,226,010	11,949,517	10,678,633	9,413,359	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£4,383,853	35,150,256	32,788,797	30,437,412	28,096,099	25,764,860	23,443,695	21,132,601	18,831,583	16,540,636	14,259,763	11,980,113	50%
18	High density mixed use flatted scheme (300 flats)	300	£4,603,046	51,833,156	47,973,460	44,130,276	40,303,606	36,493,446	32,699,800	28,922,665	25,162,043	21,417,932	17,690,334	13,977,807	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£1,765,719	13,127,213	12,269,574	11,415,593	10,565,269	9,718,603	8,875,593	8,036,242	7,200,547	6,368,511	5,540,130	4,715,408	50%
20	High density mixed use flatted scheme (150 flats)	150	£2,934,746	36,274,996	33,913,522	31,562,120	29,220,793	26,889,538	24,568,358	22,257,249	19,956,215	17,665,254	15,384,366	13,113,551	50%
21	High density mixed use flatted scheme (480 flats)	480	£9,254,801	74,756,056	69,086,891	63,413,120	57,751,800	52,086,754	46,404,102	40,698,142	34,951,014	29,228,422	23,531,096	17,859,035	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£3,093,052	26,464,196	24,809,601	23,162,063	21,521,581	19,888,155	18,261,785	16,638,874	15,021,953	13,412,109	11,809,342	10,213,653	50%
23	High density mixed use flatted scheme (450 flats)	450	£6,210,459	62,329,993	57,598,630	52,905,301	48,227,681	43,589,070	38,968,000	34,373,924	29,789,846	25,245,332	20,740,380	16,274,992	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£3,653,211	13,443,619	12,830,136	12,221,601	11,618,014	11,019,375	10,425,686	9,836,944	9,253,150	8,674,306	8,100,409	7,531,460	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£14,003,976	50,750,837	47,125,612	43,513,168	39,904,268	36,310,929	32,733,150	29,170,933	25,624,277	22,093,181	18,577,646	15,065,779	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£10,898,746	52,517,974	48,892,749	45,283,020	41,688,786	38,105,030	34,527,251	30,965,034	27,418,378	23,887,282	20,371,747	16,871,774	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£3,653,211	38,044,841	35,765,325	33,495,531	31,235,460	28,985,111	26,744,484	24,513,580	22,292,397	20,080,937	17,879,200	15,687,184	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£21,371,284	78,570,977	72,423,680	66,278,954	60,121,717	53,936,707	47,708,479	41,396,002	35,059,664	28,751,253	22,470,769	16,218,214	45%
29	Medium density mixed use flatted scheme (500 flats)	500	£17,109,205	102,772,435	96,116,584	89,489,111	82,890,014	76,319,294	69,760,988	63,223,123	56,711,403	50,199,912	43,701,919	37,199,958	50%
30	Intensification scheme (industrial with 12 flats)	12	£2,374,587	7,541,217	7,319,044	7,097,814	6,877,526	6,658,182	6,439,781	6,222,322	6,005,807	5,790,235	5,575,605	5,361,919	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£13,334,220	77,671,379	73,083,867	68,515,979	63,967,718	59,439,081	54,930,071	50,440,685	45,970,926	41,520,792	37,090,284	32,679,401	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£7,610,856	48,528,180	45,687,101	42,858,084	40,041,128	37,236,232	34,443,397	31,662,623	28,893,909	26,137,257	23,389,196	20,650,656	50%
33	High density mixed use flatted scheme (500 flats)	500	£8,645,933	79,471,893	73,456,724	67,440,822	61,431,150	55,401,411	49,397,833	43,420,418	37,469,164	31,544,073	25,645,143	19,772,376	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£64,722,722	257,812,428	238,798,143	219,825,237	200,888,598	181,978,916	163,090,380	144,176,625	125,190,742	106,085,263	86,723,525	67,102,119	50%
35	High density mixed use flatted scheme (30 flats)	30	£487,095	7,880,084	7,357,693	6,837,529	6,319,592	5,803,883	5,290,400	4,779,146	4,270,119	3,763,320	3,258,748	2,756,210	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£2,252,813	14,408,809	13,547,209	12,689,268	11,834,984	10,984,357	10,137,387	9,294,075	8,454,421	7,618,423	6,786,083	5,957,401	50%
37	High density mixed use flatted scheme (400 flats)	400	£6,454,006	63,121,818	58,230,842	53,341,313	48,472,814	43,625,343	38,774,112	33,942,036	29,101,846	24,279,550	19,466,189	14,646,030	50%
38	High density mixed use flatted scheme (400 flats)	400	£6,880,214	65,186,046	60,275,489	55,361,875	50,466,356	45,575,575	40,689,400	35,824,519	30,980,930	26,158,633	21,357,630	16,553,784	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£3,044,343	25,897,637	24,213,740	22,537,025	20,867,490	19,205,137	17,549,964	15,901,971	14,261,160	12,627,530	11,001,081	9,381,812	50%
40	High density mixed use flatted scheme (350 flats)	350	£5,662,477	61,519,091	56,931,578	52,363,690	47,815,429	43,286,792	38,777,782	34,288,396	29,818,637	25,356,749	20,895,873	16,454,761	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£304,434	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£913,303	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£1,217,737	12,328,087	11,464,963	10,605,523	9,749,766	8,897,693	8,049,305	7,204,600	6,363,580	5,525,218	4,686,740	3,851,967	50%
44	High density retirement flatted scheme (70 flats)	70	£1,217,737	14,390,239	13,383,257	12,380,571	11,382,185	10,388,096	9,398,305	8,412,813	7,431,617	6,453,640	5,475,411	4,501,504	50%
45	High density retirement flatted scheme (80 flats)	80	£1,217,737	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£1,217,737	9,514,062	8,821,773	8,132,442	7,446,069	6,762,654	6,082,198	5,404,700	4,727,383	4,051,926	3,379,444	2,709,939	50%
47	High density extracare flatted scheme (60 flats)	60	£1,217,737	11,425,840	10,595,088	9,767,886	8,944,232	8,124,130	7,307,578	6,494,575	5,681,925	4,871,372	4,064,390	3,260,978	50%
48	High density extracare flatted scheme (70 flats)	70	£1,217,737	13,337,618	12,368,402	11,403,328	10,442,396	9,485,606	8,532,957	7,584,450	6,636,468	5,690,818	4,749,334	3,812,016	50%

BENCHMARK LAND VALUE 4 (CLEARED LAND) **£500,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Low density housing scheme (2 houses)	2	£25,000	898,369	852,435	806,696	761,150	715,798	670,640	625,676	580,905	536,329	491,945	447,756	50%
2	Low density housing scheme (4 houses)	4	£50,000	1,797,616	1,705,750	1,614,272	1,523,180	1,432,477	1,342,160	1,252,232	1,162,690	1,073,536	984,770	896,391	50%
3	Low density housing scheme (9 houses)	9	£113,500	4,045,427	3,838,728	3,632,902	3,427,945	3,223,863	3,020,650	2,818,311	2,616,843	2,416,246	2,216,522	2,017,670	50%
4	Medium density flatted sheme (5 flats)	5	£16,667	1,624,096	1,527,698	1,431,709	1,336,129	1,240,958	1,146,197	1,051,844	957,900	864,367	771,241	678,525	50%
5	Medium density flatted scheme (7 flats)	7	£20,000	2,276,823	2,141,859	2,007,467	1,873,649	1,740,403	1,607,730	1,475,629	1,344,101	1,213,147	1,082,765	952,956	50%
6	Medium density flatted scheme (9 flats)	9	£30,000	2,923,769	2,750,252	2,577,471	2,405,428	2,234,121	2,063,550	1,893,715	1,724,617	1,556,255	1,388,630	1,221,740	50%
7	Medium density flatted scheme (30 flats)	30	£75,000	9,200,728	8,654,135	8,109,861	7,567,908	7,028,274	6,490,960	5,955,966	5,423,292	4,892,938	4,364,903	3,839,189	50%
8	Medium density flatted scheme (75 flats)	75	£190,000	21,250,962	19,982,232	18,718,889	17,460,931	16,208,360	14,961,173	13,719,373	12,482,958	11,251,929	10,026,285	8,806,027	50%
9	Medium density flatted scheme (250 flats)	250	£735,000	53,514,086	50,052,624	46,605,897	43,164,232	39,737,306	36,325,157	32,927,786	29,545,193	26,177,379	22,824,344	19,486,085	50%
10	Medium density flatted scheme (600 flats)	600	£1,245,000	90,923,767	83,908,553	76,910,245	69,942,030	62,996,728	56,056,470	49,141,377	42,222,224	35,302,241	28,365,294	21,389,929	50%
11	Medium density mixed use flatted scheme (200 flats)	200	£990,000	41,548,744	38,692,540	35,848,547	33,016,764	30,197,193	27,389,833	24,594,683	21,811,745	19,041,017	16,271,591	13,509,702	50%
12	Medium density mixed use flatted scheme (400 flats)	400	£975,000	62,191,691	57,446,005	52,720,640	48,015,596	43,330,873	38,653,248	33,982,473	29,332,138	24,684,023	20,041,327	15,396,551	50%
13	Medium density mixed use flatted scheme (80 flats)	80	£515,000	28,541,703	27,192,828	25,849,704	24,512,332	23,180,711	21,854,841	20,534,723	19,220,356	17,911,742	16,608,878	15,311,766	50%
14	Intensification scheme (industrial with 9 flats)	9	£145,000	8,543,707	8,377,078	8,211,155	8,045,939	7,881,431	7,717,630	7,554,537	7,392,150	7,230,471	7,069,499	6,909,234	50%
15	Medium density mixed use flatted scheme (30 flats)	30	£121,500	9,813,649	9,258,186	8,705,081	8,154,335	7,605,945	7,059,913	6,516,238	5,974,922	5,435,962	4,899,360	4,365,116	50%
16	Medium density mixed use flatted scheme (75 flats)	75	£147,000	22,318,537	21,002,776	19,692,623	18,388,081	17,089,148	15,795,826	14,508,113	13,226,010	11,949,517	10,678,633	9,413,359	50%
17	Medium density mixed use flatted scheme (150 flats)	150	£360,000	35,150,256	32,788,797	30,437,412	28,096,099	25,764,860	23,443,695	21,132,601	18,831,583	16,540,636	14,259,763	11,980,113	50%
18	High density mixed use flatted scheme (300 flats)	300	£378,000	51,833,156	47,973,460	44,130,276	40,303,606	36,493,446	32,699,800	28,922,665	25,162,043	21,417,932	17,690,334	13,977,807	50%
19	Medium density mixed use flatted scheme (50 flats)	50	£145,000	13,127,213	12,269,574	11,415,593	10,565,269	9,718,603	8,875,593	8,036,242	7,200,547	6,368,511	5,540,130	4,715,408	50%
20	High density mixed use flatted scheme (150 flats)	150	£241,000	36,274,996	33,913,522	31,562,120	29,220,793	26,889,538	24,568,358	22,257,249	19,956,215	17,665,254	15,384,366	13,113,551	50%
21	High density mixed use flatted scheme (480 flats)	480	£760,000	74,756,056	69,086,891	63,413,120	57,751,800	52,086,754	46,404,102	40,698,142	34,951,014	29,228,422	23,531,096	17,859,035	50%
22	Medium density mixed use flatted scheme (100 flats)	100	£254,000	26,464,196	24,809,601	23,162,063	21,521,581	19,888,155	18,261,785	16,638,874	15,021,953	13,412,109	11,809,342	10,213,653	50%
23	High density mixed use flatted scheme (450 flats)	450	£510,000	62,329,993	57,598,630	52,905,301	48,227,681	43,589,070	38,968,000	34,373,924	29,789,846	25,245,332	20,740,380	16,274,992	50%
24	Medium density mixed use flatted scheme (40 flats)	40	£300,000	13,443,619	12,830,136	12,221,601	11,618,014	11,019,375	10,425,686	9,836,944	9,253,150	8,674,306	8,100,409	7,531,460	50%
25	Medium density mixed use flatted scheme (250 flats)	250	£1,150,000	50,750,837	47,125,612	43,513,168	39,904,268	36,310,929	32,733,150	29,170,933	25,624,277	22,093,181	18,577,646	15,065,779	50%
26	Medium density mixed use flatted scheme (250 flats)	250	£895,000	52,517,974	48,892,749	45,283,020	41,688,786	38,105,030	34,527,251	30,965,034	27,418,378	23,887,282	20,371,747	16,871,774	50%
27	Medium density mixed use flatted scheme (140 flats)	140	£300,000	38,044,841	35,765,325	33,495,531	31,235,460	28,985,111	26,744,484	24,513,580	22,292,397	20,080,937	17,879,200	15,687,184	50%
28	Medium density mixed use flatted scheme (600 flats)	600	£1,755,000	78,570,977	72,423,680	66,278,954	60,121,717	53,936,707	47,708,479	41,396,002	35,059,664	28,751,253	22,470,769	16,218,214	50%
29	Medium density mixed use flatted scheme (500 flats)	500	£1,405,000	102,772,435	96,116,584	89,489,111	82,890,014	76,319,294	69,760,988	63,223,123	56,711,403	50,199,912	43,701,919	37,199,958	50%
30	Intensification scheme (industrial with 12 flats)	12	£195,000	7,541,217	7,319,044	7,097,814	6,877,526	6,658,182	6,439,781	6,222,322	6,005,807	5,790,235	5,575,605	5,361,919	50%
31	Medium density mixed use flatted scheme (350 flats)	350	£1,095,000	77,671,379	73,083,867	68,515,979	63,967,718	59,439,081	54,930,071	50,440,685	45,970,926	41,520,792	37,090,284	32,679,401	50%
32	Medium density mixed use flatted scheme (180 flats)	180	£625,000	48,528,180	45,687,101	42,858,084	40,041,128	37,236,232	34,443,397	31,662,623	28,893,909	26,137,257	23,389,196	20,650,656	50%
33	High density mixed use flatted scheme (500 flats)	500	£710,000	79,471,893	73,456,724	67,440,822	61,431,150	55,401,411	49,397,833	43,420,418	37,469,164	31,544,073	25,645,143	19,772,376	50%
34	Medium density mixed use flatted scheme (1750 flats)	1,750	£5,315,000	257,812,428	238,798,143	219,825,237	200,888,598	181,978,916	163,090,380	144,176,625	125,190,742	106,085,263	86,723,525	67,102,119	50%
35	High density mixed use flatted scheme (30 flats)	30	£40,000	7,880,084	7,357,693	6,837,529	6,319,592	5,803,883	5,290,400	4,779,146	4,270,119	3,763,320	3,258,748	2,756,210	50%
36	Medium density mixed use flatted scheme (50 flats)	50	£185,000	14,408,809	13,547,209	12,689,268	11,834,984	10,984,357	10,137,387	9,294,075	8,454,421	7,618,423	6,786,083	5,957,401	50%
37	High density mixed use flatted scheme (400 flats)	400	£530,000	63,121,818	58,230,842	53,341,313	48,472,814	43,625,343	38,774,112	33,942,036	29,101,846	24,279,550	19,466,189	14,646,030	50%
38	High density mixed use flatted scheme (400 flats)	400	£565,000	65,186,046	60,275,489	55,361,875	50,466,356	45,575,575	40,689,400	35,824,519	30,980,930	26,158,633	21,357,630	16,553,784	50%
39	Medium density mixed use flatted scheme (100 flats)	100	£250,000	25,897,637	24,213,740	22,537,025	20,867,490	19,205,137	17,549,964	15,901,971	14,261,160	12,627,530	11,001,081	9,381,812	50%
40	High density mixed use flatted scheme (350 flats)	350	£465,000	61,519,091	56,931,578	52,363,690	47,815,429	43,286,792	38,777,782	34,288,396	29,818,637	25,356,749	20,895,873	16,454,761	50%
41	Purpose Built Student Accommodation (high density) 100 units	-	£25,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£75,000	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433	50%
43	High density retirement flatted scheme (60 flats)	60	£100,000	12,328,087	11,464,963	10,605,523	9,749,766	8,897,693	8,049,305	7,204,600	6,363,580	5,525,218	4,686,740	3,851,967	50%
44	High density retirement flatted scheme (70 flats)	70	£100,000	14,390,239	13,383,257	12,380,571	11,382,185	10,388,096	9,398,305	8,412,813	7,431,617	6,453,640	5,475,411	4,501,504	50%
45	High density retirement flatted scheme (80 flats)	80	£100,000	- 302,420	- 302,394	- 302,367	- 302,341	- 302,314	- 302,288	- 302,261	- 302,235	- 302,208	- 302,180	- 302,154	0%
46	Medium density extracare flatted scheme (50 flats)	50	£100,000	9,514,062	8,821,773	8,132,442	7,446,069	6,762,654	6,082,198	5,404,700	4,727,383	4,051,926	3,379,444	2,709,939	50%
47	High density extracare flatted scheme (60 flats)	60	£100,000	11,425,840	10,595,088	9,767,886	8,944,232	8,124,130	7,307,578	6,494,575	5,681,925	4,871,372	4,064,390	3,260,978	50%
48	High density extracare flatted scheme (70 flats)	70	£100,000	13,337,618	12,368,402	11,403,328	10,442,396	9,485,606	8,532,957	7,584,450	6,636,468	5,690,818	4,749,334	3,812,016	50%

Appendix 18 - Summary of stakeholder engagement responses

London Borough of Wandsworth Whole Plan Viability Assumptions – March 2024

This schedule sets out the assumptions identified by the Council's viability consultants who have been commissioned to carry out the Whole Plan Viability Study. The study will form part of the evidence base for the Local Plan partial review and once adopted the viability assumptions will form part of the material considerations for viability appraisals across the borough. Please provide your comments to each of the assumptions in the comments section in the table. Your responses will be treated as **confidential** – anything that is used in the report will be generalised.

<table>
<tr><th>Standard Assumptions - Residential</th><th>Figure</th><th>Comments</th><th>BNPPRE comment</th></tr>
<tr>
<td>Build costs</td>
<td>
<table>
<tr><th>Type of development</th><th>BCIS cost</th><th>Base cost /sqm</th><th>External works</th><th>Demolition cost</th></tr>
<tr><td>Houses (3 and under)</td><td>BCIS median for 'one off' housing for terraced houses</td><td>£2,109</td><td>10%</td><td>£30/sqm applied to 50% of new build area</td></tr>
<tr><td>Houses (4 to 49 units)</td><td>BCIS median for estate housing (generally)</td><td>£1,867</td><td>10%</td><td>£30/sqm applied to 50% of new build area</td></tr>
<tr><td>Flats – fewer than 6 storeys</td><td>BCIS median for flats 3-5 storeys</td><td>£2,154</td><td>10%</td><td>£30/sqm applied to 50% of new build area</td></tr>
<tr><td>Flats – 6+ storeys</td><td>BCIS median for flats 6+ storeys</td><td>£2,559</td><td>10%</td><td>£30/sqm applied to 50% of new build area</td></tr>
<tr><td>Flats (11+ storeys)</td><td>15% increase on BCIS (based on other evidence)</td><td>£2,943</td><td>10%</td><td>£30/sqm applied to 50% of new build area</td></tr>
</table>
</td>
<td>

Figures provided are inaccurate not reflective of current market rates and build costs provided are undervalued – these costs are also likely to continue to rise due to inflation and labour/skills shortage.
Figures provided for building flats especially are underestimated.
One respondent agreed with these assumptions.
Acknowledgement that in the industry that RICS BCIS database suffers from challenges including very small sample sizes and limited categorisation. It is also noted that this database excludes contractors design risk contingency which forms part of present-day tender prices. Viability Studies should not rely on RICS BCIS figures alone.
Suggestion made to use benchmarking data taken from recent planning application stage viability assessments.
Further detail was requested on the locations and dates these figures are based on.
Suggestion made to show total cost PSF inclusive of external works and demolition as a total figure.
Complexities of demolition not accounted for in these figures – demolition can be complex and expensive due to constrained access within the borough.
£/PSF on smaller developments can be higher than larger developments because of ratio of fixed costs relative to total floorspace and constraints including site accessibility and construction logistics.

</td>
<td>
BCIS data is based on tenders for live developments and it is the only independently verified source of construction costs. Its use for Local Plan viability testing is advocated by the PPG.

With regards to comments relating to inflation, this affects any viability work and it is not an issue solely related to BCIS.

The data is all related to the London Borough of Wandsworth, as noted in the Appendix containing the BCIS source data.</b
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</table>

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment

	17.5% Applied to Open Market GDV
	6% Applied to Affordable GDV
	12% Applied to First Homes
	12-15% Applied to Build to Rent GDV
		• One respondent agreed with the figures.
		• Suggestions that developer profit margin should be at 20% and that this is the standard rate.
		  o Noted that it is difficult to achieve 20% on any development at present time before the proposed affordable housing contributions.
		  o Suggestion that these figures are non-sustainable due to the risks of development.
		  o Suggestion that lenders will only lend on projects with a return of 17% on cost. The proposed figures underestimate risk.
		• Small developers will be disproportionately affected by proposals because returns after affordable housing provision will not attract investment and allow project feasibility.
		• Request received to justify these figures further.
		• Request to provide breakdown of assumptions for different typologies such as older persons housing, purpose-built student housing, co-living developments, office and retail and industrial.
		• Minimum profit required y investors has increased over the last 18-24 months due to increased risk and uncertainty in the market.
		• Risk associated with delivery of first homes is only marginally lower than for open market sale homes.
		• Registered Providers' market has weakened, meaning they are less likely to be in a position to purchase completed homes – the proposed 6% return does not reflect this risk.
			These profit margins reflect the actual margins applied in the c. 250 schemes that we have reviewed over the past 12 months.

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
Development finance	6%-7%	• Figure is underestimated: o Suggestion that this figure should be between 1-1.25% p/m meaning 12-18% a year plus arrangement and legal fees. o Suggestion that this figure should be up to 12% due to interest rate rises. o Suggestion that this figure should be at least 10%. o Suggestion that this figure should be between 9-12%. o Suggestion that this figure should be between 7-8%. o Suggestion that this figure should be at least 12.5%. • Request for the source of this figure and consistency with the current interest rates and approach to debt and equity funding. • The proposed figure is more aligned to a best-case scenario for a large and experienced developer with a long track record. • The cost of finance has increased in recent months as a result of increased interest rates and increased risk associated with development. • One respondent agreed but noted the figure could be higher, the smaller the developer.	The 6% - 7% range reflects the interest rates applied in the c. 250 live viability assessments have reviewed in the past 12 months. In addition, we have seen formal valuations from other major valuation practices which assume 7% finance rate. The plan will be in place for a 15 year period and it is therefore reasonable to reflect normal medium term interest rates.
Exceptional Costs	Non-included - An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs are already reflected in BCIS data	• One respondent was in agreement due to these being project specific. • Suggestion that BCIS figure is significantly low. • Exceptional costs in London developments are not reflected by BCIS – London has unique exceptional costs such as complex demolition requirements, higher infrastructure costs, higher party wall costs due to close proximities in siting of London properties. • Unrealistic to assume complex brownfield development sites will not incur abnormal costs. • Suggestion that viability study will allow for abnormals to ensure policy requirements are not set on the margins of viability.	The PPG is clear that exceptional costs should be reflected in Benchmark Land Value, thus having a neutral impact on viability. Clearly if schemes encounter exceptional costs at the application stage, these can be reflected in any FVA submitted as an application document. These would need to be fully justified and evidenced.

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
Marketing costs including sales agent's fees	2.5% of private housing GDV	• Two respondents agreed with this figure. • Further clarity required on what this figure is applied to, and the differentiation between uses/ • Suggestion that this figure is considered to be at the lower end of the potential range. • Request that detailed evidence in support of the assumptions made must be included within the study.	This is fully in line with the allowances we see applied in the c. 250 live viability assessments we have reviewed in the past 12 months.
Sales Legal Fees	0.5% of private housing GDV	• Two respondents agreed with this figure. • Suggestion that developers pay an average of £2000 per transaction for small developments between 1-3 flats. • Suggestion that this figure is considered to be at the lower end of the potential range. • Request that detailed evidence in support of the assumptions made must be included within the study.	This is line with actual figures we have seen in developers' own appraisals and is also reflected in the c. 250 live viability assessments we have reviewed in the past 12 months.
Professional fees	10% of construction costs	• Suggestion that fees on small sites can exceed 10% figure due to increased burden of planning conditions, reports, environmental considerations etc. • Suggestion that 10% would apply to larger developments (10+ units) and that 15% is usually more realistic for development of 1-3 units. • Two respondents agreed with the figure. • Suggestion that this figure is considered to be at the lower end of the potential range. • Request that detailed evidence in support of the assumptions made must be included within the study.	We have not seen a higher figure than 10% applied in any of the c. 250 live viability assessments we have reviewed in the past 12 months, including on smaller schemes.
Section 106 requirements	£1,910 per dwelling	• Clarification required as to whether this includes CIL. • Nowhere in these assumptions takes into account CIL costs. • Request for further justification as to how this has been evidenced. • Suggestion that the cumulative impact of all policies must be tested in the study.	This obviously does not include CIL as this is applied as a separate figure, alongside Mayoral CIL. The cumulative impact of all policies has been taken into account. This is only one requirement of many, as identified in the report.

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
Section 278 works	£1,000 per residential unit	• The removal of a drop-kerb alone is over £1,000 per unit. • One respondent agreed with the figure. • Request for further justification as to how this has been evidenced. • Suggestion that the cumulative impact of all policies must be tested in the study.	This is a widely adopted figure in Local Plan viability testing. If there are particular costs when a scheme comes forward, these can be evidenced and reflected in a scheme-specific FVA. The cumulative impact of all policies has been taken into account. This is only one requirement of many, as identified in the report.

Sales period	5 dwellings per month (assuming 50% sold off plan)	• This figure is optimistic and underestimates sales period for small and small non-new build developments.
		  o One respondent states sales are taking on average 4 months from offer to acceptance and total sales period is 6-9 months from completion of site.
		  o One respondent reported the average sales period they currently experience is a 6-month period to sell 5 flats from listing date.
		  o Suggestion that sales period will depend on the product being sold.
		  o Suggestion that 50% sold off plan is too high an assumption in the current market and suggestion that it is unrealistic to assume any off-plan sales at all in small development.
		• Suggestion this assumption is not possible at all with the current high interest rates.
		• Request for the evidence to justify assumptions to be included in the study.
		• Request to consider this assumption against current market conditions.
		• Request for clarity with regards to non for sale housing.
		• Currently facing longer sales and let periods than the assumed which affects cash flow and increases holding costs for developers.
			This figure reflects assumed sales rates in live viability assessments.

Built to Rent let period	1 let per week	• Two respondents agreed with this assumption, given the high rental demand. • Suggestion to explain the stabilisation period.	No comment

<table>
<tr><th>Standard Assumptions - Residential</th><th>Figure</th><th>Comments</th><th>BNPPRE comment</th></tr>
<tr><td>Affordable Tenure Mix</td><td>Test 1: 70% Social Rent and 30% Shared Ownership

Test 2: 70% Social Rent and 30% London Living Rent

Test 3: 70% London Affordable Rent and 30% London Living Rent

Test 4: 70% London Affordable Rent and 30% Shared Ownership</td><td>• Query received around the basis for these tests and if the percentages have been derived form actual need.
• Figures are too high and would prevent the objective of affordable delivery.
• It is not feasible for sites below 50 units to provide on-site affordable housing.
• Suggestion that for larger schemes, alternative tenure splits should be tested and suggested specifically a split of 50% social rent to 50% shared ownership.
• LAR cannot attract grant funding.</td><td>These are testing assumptions reflecting emerging policy.</td></tr>
<tr><td>Affordable housing rents per week</td><td>To establish the capital value of the rented units a discounted cashflow model is used (replicates the approach used registered providers when preparing bids). The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.
<table>
<tr><th>Rent type</th><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4 bed</th></tr>
<tr><td>Social rent</td><td>£106.59</td><td>£124.45</td><td>£139.60</td><td>£157.46</td></tr>
<tr><td>London Affordable Rent</td><td>£168.34</td><td>£178.23</td><td>£188.13</td><td>£198.03</td></tr>
<tr><td>London Living Rent</td><td>£270.99</td><td>£301.10</td><td>£323.08</td><td>£323.08</td></tr>
</table></td><td>• Queries received as to why 4 bed is less expensive p/w compared to the 2 and 3 bed for social rent.
• Queries received as to why the 3 and 4 bed rent is the same for London Living Rent.
• Difference between 1 and 4 bed rents are very low considering the floorspace difference between these typologies.
• Query as to whether developers actually build 4 bed units.
• Social rents look particularly low.
• Request for clarity on how the London Living Rents have been calculated – is this based on an average across the borough?
• Suggestion that new social rent is likely to be closer to target rent caps set by the Government.
• Suggestion that these rents make projects unviable.
• One respondent noted they were unable to comment because assumptions are unclear.</td><td>Rents are set according to MHCLG formulae. Rents for 4 beds are not lower than rents for 3 beds.

That is a function of the formulae by which social rents are set – floor area has very little impact.

Based on lowest ward rents set by the GLA

That is the purpose of testing them.

It is unfortunate that the respondent is not familiar with how affordable housing operates.</td></tr>
</table>

<table>
<tr><th>Standard Assumptions - Residential</th><th>Figure</th><th>Comments</th><th>BNPPRE comment</th></tr>
<tr><td>Affordable Housing - Intermediate</td><td>The value of the initial equity stake sold to the purchaser (typically 25%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model.</td><td>Assuming this relates to shared ownership, it would be helpful to buy only 10% equity to assist residents in getting on the housing ladder.
One respondent agreed with rent rates of no more than 2.75%.
Suggestion that rent increases need to be determined, as if the annual increases are too great, rents could become unaffordable.
Request for further clarity on affordability terms in line with the Wandsworth Housing Team requirements.
Suggestion that the funder will be unable to attain these rates in the open market to finance projects.
One respondent noted they were unable to comment because assumptions are unclear.</td><td>This is not something with the Council’s control – rent increases are set by the regulator of social housing.

It is unclear what funder the respondent is referring to, as these units will be purchased by RPs and then part sold to leaseholders.

It is unfortunate that the last respondent is not sufficiently familiar with affordable housing to provide any comments.</td></tr>
<tr><td>Affordable Housing mix applied</td><td>Test 1
<table><tr><th>Tenure</th><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4 bed</th></tr><tr><td>Rented Units</td><td>40%</td><td>30%</td><td>20%</td><td>10%</td></tr><tr><td>Shared ownership and London Living Rent</td><td>35%</td><td>40%</td><td>15%</td><td>10%</td></tr></table>Test 2
<table><tr><th>Tenure</th><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4 bed</th></tr><tr><td>Rented Units</td><td>45%</td><td>30%</td><td>20%</td><td>5%</td></tr><tr><td>Shared ownership and London Living Rent</td><td>40%</td><td>40%</td><td>15%</td><td>5%</td></tr></table></td><td>Query received on whether these assumptions are based on the actual need, and observation that town planning requirements are different to this mix.
Query received on what the drivers are between Test 1 and Test 2.
Suggestion that there is a need to consider affordability constraints for shared ownership where it is unlikely that 3 or 4 bedroom units would meet Wandsworth’s affordability requirements.
Suggestion that these assumptions are possible but difficult to achieve.
Suggestion that the quantum of affordable housing tested in the study must adopt the same measure (habitable room) as the policy.
One respondent noted they were unable to comment because assumptions are unclear.</td><td>These mixes are supplied bv the Council based on Policy LP24 and recent housing needs assessments.</td></tr>
</table>

<table>
<tr><th>Standard Assumptions - Residential</th><th>Figure</th><th>Comments</th><th>BNPPRE comment</th></tr>
<tr>
<td>Affordable housing Capital values (per square foot Net Internal Area)</td>
<td>
<table>
<tr><th>Tenure</th><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4 bed</th><th>Blended value</th></tr>
<tr><td>Social Rent</td><td>£215</td><td>£197</td><td>£180</td><td>£152</td><td>£181</td></tr>
<tr><td>London Affordable Rent</td><td>£382</td><td>£308</td><td>£256</td><td>£199</td><td>£284</td></tr>
<tr><td>London Living Rent</td><td>£659</td><td>£562</td><td>£477</td><td>£354</td><td></td></tr>
<tr><td>Shared ownership (£50,000 income threshold)</td><td colspan="5">Variable, driven by unrestricted market value</td></tr>
<tr><td>Shared ownership (£92,000 income threshold)</td><td colspan="5">Variable, driven by unrestricted market value</td></tr>
<tr><td>Shared ownership (overall blended rate)</td><td colspan="5">Variable, driven by unrestricted market value</td></tr>
</table>
</td>
<td>

Regarding social rent, we can assume a 1 bed is 50 square meters, which equates to 164 square feet. Therefore £125 x 164 square foot = £35,260. It is unclear what this means or what this data can be used to determine.
Suggestion that assumptions are converted from imperial to metric measurements as the standards are all in metric.
Value differential between social rent and London affordable rent is very high, and suggestion that a 10-20% value differential is normally expected. Suggestion that this needs to be reconsidered alongside the rents.
Shared ownership affordability differs from current policy requirement.
Clarification sought as to why the £94k income threshold has been tested given the current cap in £90k set by the GLA and National Government.
Suggestion that these assumptions restrict the market.
The capitalised values are significantly overstated, and suggestion received that evidence in support of these assumptions must be included in the study.
One respondent noted they were unable to comment because assumptions are unclear.

</td>
<td>This respondent cannot convert square metres into square feet. 50 square metres equals 538 square feet, not 164 square feet. They have also applied an incorrect value in their calculation (£125 rather than £215). The unit value of a one bed is £215 x 538 square feet equals £115,670, not £35,260.

Value differentials are driven by the rents charged by the RP.

It is unfortunate that the last respondent is not sufficiently familiar with affordable housing to provide any comments.</td>
</tr>
<tr>
<td>LP31 Specialist Housing for Vulnerable People and for Older People requires as per the London Plan - 10% of units meet Part M4 (3) of the Building Regulations (wheelchair accessible) and all</td>
<td>
<table>
<tr><th>Standard</th><th>Flats</th><th>Houses</th></tr>
<tr><td>M4(3) (a) wheelchair user - adaptable</td><td>9.28%</td><td>10.77%</td></tr>
<tr><td>M4(3) (b) wheelchair user-accessible</td><td>9.47%</td><td>23.80%</td></tr>
</table>
*As an example the following table has been prepared to give an estimated cost per dwelling for two different types.
<table>
<tr><th>Standard</th><th>2 bed flat (61m2)</th><th>3 bed house (74m2)</th></tr>
<tr><td>M4(3) (a) wheelchair user - adaptable</td><td>£11,434.82</td><td>£14,122.49</td></tr>
<tr><td>M4(3) (b) wheelchair user-accessible</td><td>£11,668.93</td><td>£31,208.46</td></tr>
</table>
</td>
<td>

One respondent agreed with assumptions on flats,
The percentage and values seem very high on houses.
Suggestion that specialist housing is to be provided on the ground floor level only to reduce costs and prevent issues arising from broken lifts.
Further information requested on how percentages have been calculated and the costs alongside this.
Suggestion that evidence from a suitably qualified Quantity Surveyor must be provided to support this assumption.
One respondent noted they were unable to comment because assumptions are unclear, and another noted they could not comment due to lack of experience in this area.

</td>
<td>No comment</td>
</tr>
</table>

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
other housing is to meet Part M4 (2) (accessible and adaptable).			
Policy LP10 promote zero carbon Responding to the Climate Crisis	Uplift of 5% of build costs inclusive for both policies.	• Suggestion that this results in more costs for developers to foot. • Two respondents agreed with this assumption. • Suggestion that this figure is split into three areas – (1) The building materials (the timber frame, together with increased insulation will produce a building far below the standard currently required today), (2) The build process and (3) The ongoing running costs • Evidence requested on how the 5% has been formulated. • Suggestion that evidence from a suitably qualified Quantity Surveyor must be provided to support this assumption.	Yes but there is evidence that highly sustainable homes achieve premium values in comparison to similar homes with conventional heating systems. These premium values are not reflected in the assessment.
Policy LP10 Responding to the Climate Crisis (see details within Local Plan)	Uplift of 15% of build costs (Carbon offset is set at £95/tonne for offsite carbon reductions if sufficient onsite reductions cannot be achieved as per the following - major development - zero carbon standards with minimum on-site reduction of 35%, non-major new development - minimum on-site reduction of 35%. Residential development - 10% reduction, non-residential - at least a 15% reduction)	• Two respondents agreed with this assumption. • Suggestion that offsite construction should be promoted so that wherever possible the target of 300,000 new homes can be met. Producing kitchens and bathrooms in factories leads to reduced costs and increased outputs and saves time on site. • Suggestion that this results in more costs for developers to foot. • Suggestion that evidence from a suitably qualified Quantity Surveyor must be provided to support this assumption. • Evidence requested on how the 15% uplift has been formulated. • Suggestion that these assumptions will price out viable projects which are much needed in the area.	No additional advice from a QS is required as there is an extensive and robust research study undertaken by Levitt Bernstein et al on these costs.

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
Policy LP38 requires that developments providing more than 1,000 square metres of employment floorspace provide 10% at affordable workspace at discounted rents.	Discounts of 20% to 50% of market rent to be applied to 10% of the Gross economic floorspace.	• Suggestion that this results in more costs for developers to foot. • Two respondents agreed with these assumptions. • Request received for further detail on the affordable workspace assumptions, market rent and length of discount. • Suggestion that the cumulative impact of all policies must be tested in the study.	This is an adopted policy, so complaints about additional costs for developers is irrelevant. It is unclear why this respondent repeatedly makes the same comment when the consultation literally listed every single policy that would be reflected in the assessment.
Policy LP57 requires that residential developments achieve an Urban Greening Factor as per the London Plan guidance.	£112.80 per square metre of roof space to be provided as green roofs.	• Suggestion that this results in more costs for developers to foot. • Suggestion that evidence from a suitably qualified Quantity Surveyor must be provided to support this assumption. • Two respondents agreed with this assumption. • Request received for further evidence behind this assumption.	This is an adopted policy, so complaints about additional costs for developers are irrelevant.
Policy LP55 Biodiversity requires that developments achieve Bio-Diversity Net Gain of 10%	0.2% increase in build costs, in line with DEFRA Impact Assessment	• Suggestion that this results in more costs for developers to foot. • Suggestion that evidence from a suitably qualified Quantity Surveyor must be provided to support this assumption. • Two respondents agreed with this assumption and suggestion made to use hedges instead of walls.	This is a statutory requirement, so developers would need to meet this requirement even if it were not a London Plan and Local Plan policy.
Small Sites approach	The Council is seeking to apply an affordable contribution to sites of under 10 dwellings, this would most likely be in the form of an offsite contribution and the Council are seeking views on the two approaches: 1) Formula based approach, where a percentage is applicable under different circumstances:	• Figures are unrealistic. • Suggestion that small sites (1-9 units) are already barely viable, and that affordable housing contributions on small sites will make these projects unviable. • The industry is not experiencing sufficient profits to support the yield of the proposed contributions. • Suggestion that this policy will slow down the delivery of housing, add to costs, slow down	There is no evidence that small schemes are “barely viable” – they are as viable as schemes just above the threshold. If there are genuine viability issues when a scheme comes forward, applicants can evidence this and provide a lower proportion of affordable housing.

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
		receipt of CIL, council tax, business rates and other economic benefits to the borough. • Example shared that there is barely enough profit to cover overheads, never mind £50,000-£100,000 per unit. • Suggestion that these figures will make small scale developments unviable and that a price of £50,000 per unit will not work in any development financial analysis. • Example shared that a single one bed conversion/extension into a two-bed property within the borough usually takes 1 year with a gross profit margin of 12-15% (£80,000 to £100,000). Even with a 4% levy on the purchase price which is (for example) £500,000m this would result in a £20,000 reduction in the gross profit which makes development unviable. • Suggestion that this table is unclear – does it mean that if a certain percentage is affordable housing, based on number of units, then a contribution of £50,000 will be given by the Council to the developer? If this is the case, how does it work in practice with 1 unit? How can 10% be affordable housing when there is only 1 unit? Surely it can only be 100%. • It is inappropriate for the local authority to require developers working on sites of under 10 dwellings to provide any social or affordable housing directly to the council. • Suggestion that developers should enter discussions with local authorities on renting the units delivered for an initial 5-year period. Suggestion that this would ensure the council guarantees the rent for 5 years with no gap, including annual inflation. This would mean hat the developer can rent or sell after reinstating to the original condition. This is additionally attractive when in a market when sales are flat and ensures the developer is not left open to the mercy of the bank. Before starting to develop, the developer should be able to receive this grant/contribution which will enable them to start the project which includes part demolition, part stripping. • There should be no CIL on developments under 10 units to attract small developers back into the market and assist the Council in meeting their housing objectives.	

No. of units proposed (gross)	% Affordable Housing		
	For conversions and reversions (where there is no loss of former employment floorspace.	For new build development or redevelopment (where there is no loss of former employment floorspace)	For any units replacing employment floorspace
9 units	36%	45%	90%
8 units	32%	40%	80%
7 units	28%	35%	70%
6 units	24%	30%	60%
5 units	20%	25%	50%
4 units	16%	20%	40%
3 units	12%	15%	30%
2 units	8%	10%	20%
1 unit	4%	5%	10%

2) A price per unit similar to several other London Boroughs, for example:

"the study determined that a financial contribution of £50,000 per unit would be viable in almost all scenarios across all value areas across the Borough. Whilst higher value areas, can conservatively provide £100,000 per unit".

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
		• London should make use of existing buildings as they are more attractive than new-builds and already have all the statutory services and infrastructure in close proximity. Using existing buildings means projects can completed quicker (i.e.. 6 months) and with half the carbon footprint of new-builds. • Request received for further evidence on the formula-based approach and the financial contribution sums per unit. • Formula-based approach is wrong and will prevent development. • If units are granted which lead to a loss of employment floorspace, this could be because employment floorspace is not protected or because the applicant has demonstrated that it is not in demand – developers in this case are being further penalised by the need to provide affordable housing even where they have met policy requirements for justifying the loss of employment space. • Favour towards the price per unit approach, but request received for further justification of the £50k and £100k figures. • Imposition of stringent requirements on SME's, which are recognised in the NPPF and London Plan as vital contributors to housing stock, will hinder delivery of much needed and important contributions from this sector. • SME's do not enjoy the buying power, finance costs and other economies of scale compared to the larger developers. These assumptions point towards a very great risk that housing supply via this sector will be lost, and this is why small sites should not have to make affordable housing contributions. • Proposals will deter development in the borough, and buyers already avoiding sites in Wandsworth in anticipation of this update to the local plan. • One respondent noted they were unable to comment because assumptions are unclear. • Request received for outputs of the viability study to be verified against recent findings from local planning application stage viability assessments for small schemes of 10 units or less, and/or any other case study schemes in the borough, informed by more detailed assessment of design	

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
		efficiencies, construction costs and achievable values. • Suggestion that the results of the viability assessment are to be tested against any market indicators such as weakened market conditions for housing delivery.	

<table>
<tr><th>Standard Assumptions – Non C3 floorspace</th><th>Figure</th><th>Comments</th><th>BNPPRE comment</th></tr>
<tr>
<td>Commercial rents (£s per square metre) and yields</td>
<td>
<table>
<tr><th>Commercial floorspace</th><th>Rent per square metre</th><th>Investment yield</th><th>Rent free period (months)</th></tr>
<tr><td>Office Small, Mid, Large scale</td><td>£360 (Higher Value Zone - £600)</td><td>6.00%</td><td>6</td></tr>
<tr><td>Industrial – High and Low density</td><td>£210</td><td>5:00%</td><td>6</td></tr>
<tr><td>Retail - small and mid scale</td><td>£400</td><td>6:00%</td><td>6</td></tr>
<tr><td>Hotel – budget, mid scale and luxury</td><td>£330</td><td>5.75%</td><td>0</td></tr>
<tr><td>Student Accommodation - high and low density</td><td>£560</td><td>4.50%</td><td>0</td></tr>
<tr><td>Care home</td><td>£245</td><td>6.00%</td><td>0</td></tr>
</table>
</td>
<td>

Data used is out of date and flawed across the board.
Investment yields for commercial at the moment are rarely below 8% - WBC assumptions are far too low.

Suggestion that these are usually between 9-11% for office and industrial.
Suggestion that retail is usually 8%, office is 10% (sometimes more) and industrial is 7-7.5% depending on quality.

One respondent noted they could not comment due to a lack of knowledge in this area. One respondent noted they cannot comment as assumptions are not clear.
Request received for further evidence to support the rental assumptions provided here, and to give an understanding on different zones.
Request that detailed evidence to support the assumptions is included with the study.

</td>
<td>
We not agree that data is “out of date” as the leases we have relied upon are dated 2024/2023.

There is no evidence for such soft yields. Not agreed.

This respondent does not appear to be familiar with basic valuation metrics.

This respondent is referred to Appendix 3 of the VS.
</td>
</tr>
</table>

Non C3 Commercial Floorspace costs

Type of development	BCIS cost	Base cost	External works
Office	Offices - small scale	£2,634	10%
	Offices - mid scale	£2,934	10%
	Offices - large scale	£3,170	10%
Industrial	Industrial – high density	£1349	10%
Retail	Retail - small scale	£1,847	10%
	Retail - mid scale	£1,911	10%
Hotel	Hotel – (all types)	£3,355	10%
Student	Student accommodation	£2,907	10%
Co-living	Co-Living	£2,907	10%
Care Home	Care Homes	£2,542	10%

- Request received for clarity on the dates and locations that these figures are based on, and for the total sums inclusive of externals and demolition costs of an entire office scheme (for example).

The figures are based on the London Borough of Wandsworth.

- One respondent noted they could not comment due to a lack of knowledge in this area. One respondent noted they cannot comment as assumptions are not clear.

The assumptions are perfectly clear – what more information would they need to provide commentary?

- Clarification sought as to whether costs such as parking provision and specialist construction requirements by TfL/Underground have been taken into consideration.

No because only a tiny minority of schemes will have to deal with TFL/underground issues. If we applied such costs across the board, it would falsely understate viability.

- BCIS cost assumptions underestimate the cost of construction given that build costs have risen significantly over the last 24 months due to sustained inflation in material costs, labour and energy.

Not agreed. We have used the most up to date BCIS cost figures and BCIS make regular adjustments to individual tenders in their database to bring them up to current cost.

- Suggestion that BCIS as a database suffers from challenges including small sample sizes and limited categorisation. BCIS also excludes contractor design risk contingency which would typically form part of present day tender prices.

Not agreed.

- Suggestion that viability practitioners do not solely rely on BCIS database for the

The PPG advocates the use of BCIS for Local Plan viability testing. It is the only robust source of independently verified cost data.

Standard Assumptions – Non C3 floorspace	Figure	Comments	BNPPRE comment
		assessment of application stage viability. Suggestion that the study should be informed by benchmarking data provided by a suitably qualified QS and/or costs which have been verified as part of recent planning application stage viability assessments	
Section 106 requirements	£20 per square metre	• Suggestion that this figure is low. • One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack of knowledge in this area. • Request received for further information. • Suggestion that the cumulative impact of all policies must be tested in the study.	No evidence that the figure is too low. Again, every individual policy is separately identified for inclusion in the assessment, so it is unclear why this respondent repeatedly makes this comment.
Section 278 works	£15 per square metre	• Suggestion that this figure is low. • One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack of knowledge in this area. • Request received for further information. • Suggestion that the cumulative impact of all policies must be tested in the study.	No evidence that the figure is too low. Again, every individual policy is separately identified for inclusion in the assessment, so it is unclear why this respondent repeatedly makes this comment.

Standard Assumptions – Non C3 floorspace	Figure	Comments	BNPPRE comment
LP29 Local Employment and Training Opportunities	£3,025 per 1000m2 of floorspace (Residential and Employment)	• One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack of knowledge in this area. • Request received for further information. • Suggestion that the cumulative impact of all policies must be tested in the study.	This is an amount driven by policy. Again, every individual policy is separately identified for inclusion in the assessment, so it is unclear why this respondent repeatedly makes this comment.
Policy LP10 promote zero carbon Responding to the Climate Crisis	Uplift of 5% of build costs inclusive for both policies.	• One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack of knowledge in this area. • Request received for further information. • Suggestion that evidence from a suitably qualified Quantity Surveyor must be provided to support this assumption.	Same comments apply as noted previously in relation to residential NZC costs.
Policy LP10 Responding to the Climate Crisis (see details within Local Plan)	Uplift of 15% of build costs (Carbon offset is set at £95/tonne for offsite carbon reductions if onsite reductions cannot be achieved). (major development - zero carbon standards with minimum on-site reduction of 35%, non-major new development - minimum on-site reduction of 35%. Residential development - 10% reduction, non-residential - at least a 15% reduction)	• One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack of knowledge in this area. • Request received for further information	No meaningful comments provided by respondents.
Policy LP38 requires that developments providing more than 1,000 square metres of employment floorspace provide 10% at	Discounts of 20% to 50% of market rent to be applied to 10% of the Gross economic floorspace.	• One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack	This is a policy requirement, not an appraisal assumption.

Standard Assumptions – Non C3 floorspace	Figure	Comments	BNPPRE comment
affordable workspace at discounted rents.		of knowledge in this area. • Request received for further information	
Policy LP57 requires that residential developments achieve an Urban Greening Factor as per the London Plan guidance.	£112.80 per square metre of roofspace for provision of green roofs.	• One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack of knowledge in this area. • Request received for further information	No meaningful comments provided by respondents.
Policy LP55 Biodiversity requires that developments achieve Bio-Diversity Net Gain of 10%	0.2% increase in build costs	• One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack of knowledge in this area. • Request received for further information. • Suggestion that evidence from a suitably qualified Quantity Surveyor must be provided to support this assumption.	No meaningful comments provided by respondents.

<table>
<tr><th>Values</th><th>Figure</th><th>Comments</th><th>BNPPRE comment</th></tr>
<tr>
<td>Values applied within the Residential testing</td>
<td>
<table>
<tr><th>Area</th><th>Unrestricted market value per sq m – houses</th><th>Unrestricted market value per sq m – flats</th></tr>
<tr><td>West, South, South East</td><td>£8,000</td><td>£7,800</td></tr>
<tr><td>Mid, North, East</td><td>£8,800</td><td>£9,700</td></tr>
<tr><td>Nine Elms and Battersea</td><td>£13,400</td><td>£13,400</td></tr>
</table>
</td>
<td>

Suggestion that the values for flats are overstated.
Suggestion that data used is out of date, inaccurate and flawed across the board throughout these assumptions.
Suggestion that the data used in the assumptions is to be corrected and a re-consultation is carried out on amended figures.
Data used is out of date and flawed across the board.
One respondent agreed with the assumptions for West, South, South-East, but requested further information on why the Mid, North, East is 10% more, with the assumption that Nine Elms is higher due to the higher CIL.
One respondent agreed with all figures.
Further information requested on differentiation between houses and flats.
Suggestion that the values for west, south and south-east are too high, and these should be closer to £6,500psqm given local comps.
The market is very sluggish and that is currently difficult sell. It is difficult to sell at these figures because of high interest rates and buyers looking for bigger discounts due to current market conditions.
Achievable residential values have reduced considerably as a result of increased interest rates and (in turn) reduced mortgage affordability.
Suggestion that all figures are too high/optimistic and these should be around £7000 and £6800 and £7800 and £8700 respectively.
Suggestion that the figures are too generalised and can’t be accurate due to the diverse nature of areas within the borough.
Evidence must be provided in the study to support the values.
Insufficient scenarios and typologies have been tested.

</td>
<td>We have undertaken an extensive review of all the residential transactions completed in LB Wandsworth since January 2022. This validates these assumptions.

No evidence provided by respondents to support their assertions.</td>
</tr>
</table>