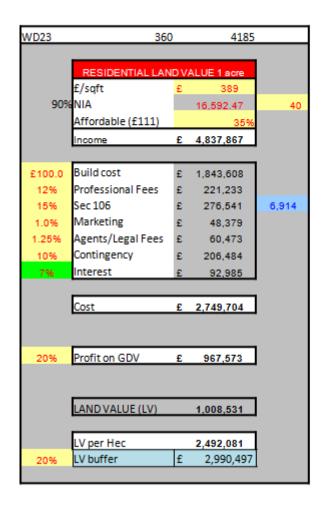
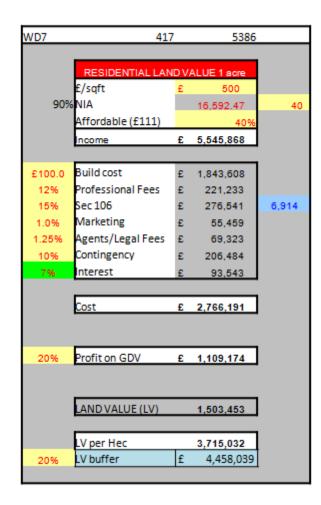
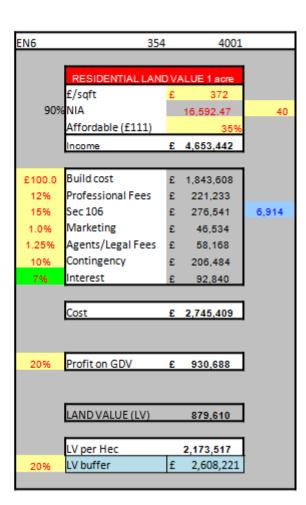


APPENDIX 4: Land Value benchmark Calculations based on 20% GDV including 20% buffer.

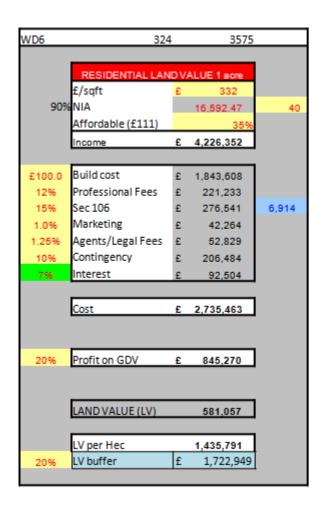


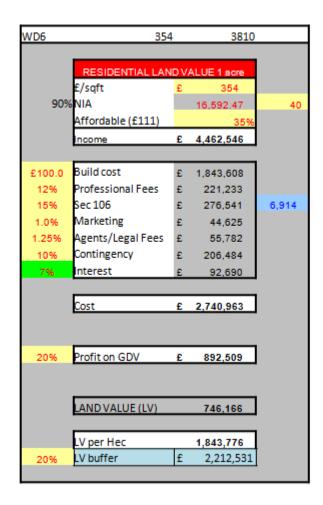


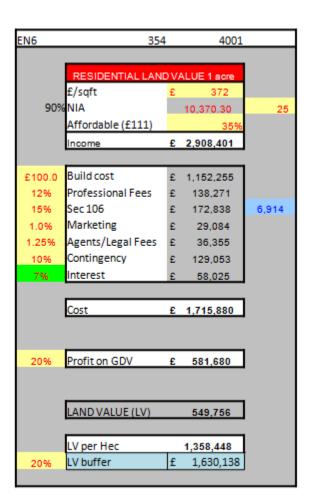




APPENDIX 4: Land Value benchmark Calculations based on 20% GDV including 20% buffer.









APPENDIX 4: Land Value benchmark Calculations based on 20% GDV including 20% buffer.

WD6	324		3662			
RESIDENTIAL LAND VALUE 1 acre						
		AND				
000	£/sqft	£	340	70		
90%	1		29,036.83	70		
	Affordable		35%			
	(£111)	£				
	Income	£	7,548,994			
£115.0	Build cost	£	3,710,261			
2115.0	Professional	~	3,710,201			
12%	Fees	£	445,231			
15%	Sec 106	£	556,539	7,951		
2.0%	Marketing	£	150,980	7,551		
2.076	Agents/Legal	~	150,500			
1.25%	Fees	£	94,362			
10%	Contingency	£	415,549			
7%	Interest	£	188,052			
1 10	interest	~	100,032			
	Cost	£	5,560,976			
	0030		-,,			
20%	Profit on GDV	£	1,509,799			
	LAND VALUE (LV)		430,398			
	LV per Hec		1,063,513			
20%	LV buffer	£	1,276,216			

WD6	32	4	3836	
	RESIDENTIAL L	AND		
	£/sqft	£	356	
90%			41,481.18	100
	Affordable			
	(£111)		35%	
	Income	£	11,221,074	
		_		
£125.0	Build cost	£	5,761,275	
	Professional			
12%	Fees	£	691,353	
15%	Sec 106	£	864,191	8,642
2.0%	Marketing	£	224,421	
	Agents/Legal			
1.25%	Fees	£	140,263	
10%	Contingency	£	645,263	
7%	Interest	£	291,437	
	Cost	£	8,618,204	
20%	Profit on GDV	£	2,244,215	
	LAND VALUE (LV)		322,790	
	E THEOLIEV)			
	LV per Hec		797,614	
	par		,	
20%	LV buffer	£	957,137	