

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

WD23		360	4185
<b>RESIDENTIAL LAND VALUE 1 acre</b>			
£/sqft	£	389	
90% NIA		16,592.47	40
Affordable (£111)		35%	
Income	£	4,837,867	
£100.0	Build cost	£ 1,843,608	
12%	Professional Fees	£ 221,233	
15%	Sec 106	£ 276,541	6,914
1.0%	Marketing	£ 48,379	
1.25%	Agents/Legal Fees	£ 60,473	
10%	Contingency	£ 206,484	
7%	Interest	£ 92,985	
Cost		£ 2,749,704	
20%	Profit on GDV	£ 967,573	
LAND VALUE (LV)		1,008,531	
LV per Hec		2,492,081	
20%	LV buffer	£ 2,990,497	

WD7		417	5386
<b>RESIDENTIAL LAND VALUE 1 acre</b>			
£/sqft	£	500	
90% NIA		16,592.47	40
Affordable (£111)		40%	
Income	£	5,545,868	
£100.0	Build cost	£ 1,843,608	
12%	Professional Fees	£ 221,233	
15%	Sec 106	£ 276,541	6,914
1.0%	Marketing	£ 55,459	
1.25%	Agents/Legal Fees	£ 69,323	
10%	Contingency	£ 206,484	
7%	Interest	£ 93,543	
Cost		£ 2,766,191	
20%	Profit on GDV	£ 1,109,174	
LAND VALUE (LV)		1,503,453	
LV per Hec		3,715,032	
20%	LV buffer	£ 4,458,039	

EN6		354	4001
<b>RESIDENTIAL LAND VALUE 1 acre</b>			
£/sqft	£	372	
90% NIA		16,592.47	40
Affordable (£111)		35%	
Income	£	4,653,442	
£100.0	Build cost	£ 1,843,608	
12%	Professional Fees	£ 221,233	
15%	Sec 106	£ 276,541	6,914
1.0%	Marketing	£ 46,534	
1.25%	Agents/Legal Fees	£ 58,168	
10%	Contingency	£ 206,484	
7%	Interest	£ 92,840	
Cost		£ 2,745,409	
20%	Profit on GDV	£ 930,688	
LAND VALUE (LV)		879,610	
LV per Hec		2,173,517	
20%	LV buffer	£ 2,608,221	

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

WD6		324	3575
<b>RESIDENTIAL LAND VALUE 1 acre</b>			
£/sqft	£	332	
90% NIA		16,592.47	40
Affordable (£111)		35%	
Income	£	4,226,352	
<b>£100.0</b>	Build cost	£ 1,843,608	
<b>12%</b>	Professional Fees	£ 221,233	
<b>15%</b>	Sec 106	£ 276,541	6,914
<b>1.0%</b>	Marketing	£ 42,264	
<b>1.25%</b>	Agents/Legal Fees	£ 52,829	
<b>10%</b>	Contingency	£ 206,484	
<b>7%</b>	Interest	£ 92,504	
	<b>Cost</b>	<b>£ 2,735,463</b>	
<b>20%</b>	<b>Profit on GDV</b>	<b>£ 845,270</b>	
	<b>LAND VALUE (LV)</b>	<b>581,057</b>	
	<b>LV per Hec</b>	<b>1,435,791</b>	
<b>20%</b>	<b>LV buffer</b>	<b>£ 1,722,949</b>	

WD6		354	3810
<b>RESIDENTIAL LAND VALUE 1 acre</b>			
£/sqft	£	354	
90% NIA		16,592.47	40
Affordable (£111)		35%	
Income	£	4,462,546	
<b>£100.0</b>	Build cost	£ 1,843,608	
<b>12%</b>	Professional Fees	£ 221,233	
<b>15%</b>	Sec 106	£ 276,541	6,914
<b>1.0%</b>	Marketing	£ 44,625	
<b>1.25%</b>	Agents/Legal Fees	£ 55,782	
<b>10%</b>	Contingency	£ 206,484	
<b>7%</b>	Interest	£ 92,690	
	<b>Cost</b>	<b>£ 2,740,963</b>	
<b>20%</b>	<b>Profit on GDV</b>	<b>£ 892,509</b>	
	<b>LAND VALUE (LV)</b>	<b>746,166</b>	
	<b>LV per Hec</b>	<b>1,843,776</b>	
<b>20%</b>	<b>LV buffer</b>	<b>£ 2,212,531</b>	

EN6		354	4001
<b>RESIDENTIAL LAND VALUE 1 acre</b>			
£/sqft	£	372	
90% NIA		10,370.30	25
Affordable (£111)		35%	
Income	£	2,908,401	
<b>£100.0</b>	Build cost	£ 1,152,255	
<b>12%</b>	Professional Fees	£ 138,271	
<b>15%</b>	Sec 106	£ 172,838	6,914
<b>1.0%</b>	Marketing	£ 29,084	
<b>1.25%</b>	Agents/Legal Fees	£ 36,355	
<b>10%</b>	Contingency	£ 129,053	
<b>7%</b>	Interest	£ 58,025	
	<b>Cost</b>	<b>£ 1,715,880</b>	
<b>20%</b>	<b>Profit on GDV</b>	<b>£ 581,680</b>	
	<b>LAND VALUE (LV)</b>	<b>549,756</b>	
	<b>LV per Hec</b>	<b>1,358,448</b>	
<b>20%</b>	<b>LV buffer</b>	<b>£ 1,630,138</b>	

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

WD6		324	3662
<b>RESIDENTIAL LAND VALUE 1 acre</b>			
E/sqft	£	340	
90% NIA		29,036.83	70
Affordable (£111)			35%
Income	£	7,548,994	
£115.0	Build cost	£ 3,710,261	
	Professional Fees	£ 445,231	
12%			
15%	Sec 106	£ 556,539	7,951
2.0%	Marketing	£ 150,980	
	Agents/Legal Fees	£ 94,362	
1.25%			
10%	Contingency	£ 415,549	
7%	Interest	£ 188,052	
	Cost	£ 5,560,976	
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		324	3836
<b>RESIDENTIAL LAND VALUE 1 acre</b>			
E/sqft	£	356	
90% NIA		41,481.18	100
Affordable (£111)			35%
Income	£	11,221,074	
£125.0	Build cost	£ 5,761,275	
	Professional Fees	£ 691,353	
12%			
15%	Sec 106	£ 864,191	8,642
2.0%	Marketing	£ 224,421	
	Agents/Legal Fees	£ 140,263	
1.25%			
10%	Contingency	£ 645,263	
7%	Interest	£ 291,437	
	Cost	£ 8,618,204	
20%	Profit on GDV	£ 2,244,215	
	LAND VALUE (LV)	322,790	
	LV per Hec	797,614	
20%	LV buffer	£ 957,137	