

PHASE 1
MARKET

Reference	Style	Type	No.	Beds	GIA (sqm) Living Accommm	GIA (sqm) inc. Garage Where Int	Total GIA (sqm) (in. Garage where int)	Parking/Gar age	Price per sqm	Price	+5% GDV	-5% GDV	Total GDV	Plots
A	Detached	Bung	1	3	118	-	118	OR/Single Att	£3,178	£375,000	£393,750	£356,250	£375,000	30
B	Detached	Bung	17	3	130	-	2,210	OR/Double Att	£2,962	£385,000	£404,250	£365,750	£6,545,000	1, 2, 3, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 31, 32
C	Detached	Bung	7	3	135	-	945	OR/Single Att	£2,852	£385,000	£404,250	£365,750	£2,695,000	4, 6, 18, 19, 20, 21, 22
E	Detached	House	4	3	132	-	528	OR/Single Att	£2,083	£275,000	£288,750	£261,250	£1,100,000	26, 27, 28, 29
F	Detached	House	3	4	161	191	573	OR/Double Int	£2,174	£350,000	£367,500	£332,500	£1,050,000	23, 24, 25
G	Detached	House	1	4	160	-	160	OR/Double	£2,188	£350,000	£367,500	£332,500	£350,000	99
							33							
							4,534							

PHASE 2
MARKET

Reference	Style	Type	No.	Beds	GIA (sqm) Living Accommm	GIA (sqm) inc. Garage	Total GIA (sqm) (in. Garage where int)	Parking/ Garage	Price per sqm	Price	+5% GDV	-5% GDV	Total GDV	Plots
A	Detached	Bung	2	3	118	-	236	OR/Single Att	£3,220	£380,000	£399,000	£361,000	£760,000	74, 75
D	Semi	House	6	3	104	-	624	OR/Single Att	£2,255	£234,500	£246,225	£222,775	£1,407,000	78, 79, 80, 81, 85, 86
E	Detached	House	3	3	132	-	396	OR/Single Att	£2,008	£265,000	£278,250	£251,750	£795,000	82, 83, 84
G	Detached	House	3	4	160	-	480	OR/Double	£2,188	£350,000	£367,500	£332,500	£1,050,000	76, 77, 100
							14							
							1,736							

SHARED OWNERSHIP

Reference	Style	Type	No.	Beds	GIA (sqm)	GIA (sqm) inc. Garage	Total GIA (sqm)	Parking/ Garage	Price per sqm	Price	+5% GDV	-5% GDV	Total GDV	Rent p/w (80%)	Plots
J	Semi	House	4	2	64	-	256	2 OR/None	£2,578	£165,000	£173,250	£156,750	£660,000	£120	57, 58, 59
K	Semi	House	4	3	88	-	352	2 OR/None	£2,216	£195,000	£204,750	£185,250	£780,000	£138	53, 54, 55, 56
							8								
							256								

AFFORDABLE RENTED

Reference	Style	Type	No.	Beds	GIA (sqm)	GIA (sqm) inc. Garage	Total GIA (sqm)	Parking/ Garage	Price per sqm	Price	+5% GDV	-5% GDV	Total GDV	Rent p/w (80%)	Plots
H	Quad	House	4	1	52	-	208	1 OR/None	£2,404	£125,000	£131,250	£118,750	£500,000	£92	49, 50, 51, 52
I	Semi	House	2	1	46	-	92	1 OR/None	£2,826	£130,000	£136,500	£123,500	£260,000	£92	72, 73
J	Semi	House	8	2	64	-	512	2 OR/None	£2,578	£165,000	£173,250	£156,750	£1,320,000	£120	60, 61, 62, 63, 64, 65, 66, 67, 68
L	M-Terr	House	1	3	85	-	85	2 OR/None	£2,212	£188,000	£197,400	£178,600	£188,000	£138	70
L	E-Terr	House	2	3	85	-	170	2 OR/None	£2,294	£195,000	£204,750	£185,250	£390,000	£138	69, 71
							17								
							1,067								

PHASE 3
MARKET

Reference	Style	Type	No.	Beds	GIA (sqm) Living Accommm	GIA (sqm) inc. Garage	Total GIA (sqm) (in. Garage where int)	Parking/ Garage	Price per sqm	Price	+5% GDV	-5% GDV	Total GDV	Plots
A	Detached	Bung	3	3	118	-	354	OR/Single Att	£3,220	£380,000	£399,000	£361,000	£1,140,000	42, 43, 47
B	Detached	Bung	3	3	130	-	390	OR/Double Att	£2,962	£385,000	£404,250	£365,750	£1,155,000	38, 41, 48
C	Detached	Bung	10	3	135	-	1,350	OR/Single Att	£2,852	£385,000	£404,250	£365,750	£3,850,000	33, 34, 35, 36, 37, 39, 40, 44, 45, 46
E	Detached	House	1	3	132	-	132	OR/Single Att	£2,008	£265,000	£278,250	£251,750	£265,000	90
F	Detached	House	10	4	161	191	1,910	OR/Double Int	£2,174	£350,000	£367,500	£332,500	£3,500,000	87, 88, 89, 92, 93, 94, 95, 96, 97, 98
G	Detached	House	1	4	160	-	160	OR/Double	£2,188	£350,000	£367,500	£332,500	£350,000	91
			28				4,296							
TOTAL:			100				11,889	£29,705,000						