



Daventry Local Plan Viability Update

Addendum Report

On behalf of:



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Introduction

- 1 Porter Planning Economics Ltd (PorterPE) has been commissioned by Daventry District Council to undertake a targeted review of the viability implications of the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 submission document (Reg20). This commission follows on from the previous Local Plan viability testing undertaken by Peter Brett Associates (PBA) in 2017, which considered the cumulative viability impacts of the Draft Settlements and Countryside Local Plan (Part 2). Following this, the Council consulted on the Draft Settlements and Countryside Local Plan, where a representation raised concerns about the absence of viability testing of the NRDA Open Space standards. The District Council has also subsequently made some minor revisions to the site sizes and capacities for two strategic site policies (HO1 and HO2), which, along with the NRDA open space standards tested on the existing NRDA site allocations, are the focus of the assessment in this addendum report rather than revisiting the whole plan assessment.
- 2 As such, this is a supplementary report to the PBA 2017 report. The main purpose of this supplementary local plan viability assessment is to provide evidence that the requirements of the National Planning Policy Framework (NPPF) are met. That is, the cumulative policy requirements in the Local Plan (including the emerging Reg 20 Settlements and Countryside Local Plan (Part 2) and the West Northamptonshire Joint Core Strategy (Part 1), which was adopted in December 2014) should not threaten the development viability of the local plan as a whole.
- 3 It is important to note that the approach, methodology and assumptions used in the viability appraisals are the same as those described and used in testing the PBA 2017 report. The only difference is the changes set out above regarding the revised Local Plan Part 2. Where new information is introduced, this has been explained throughout this addendum report. **All other assumptions and the methodology for assessing viability, remain identical to the PBA 2017 report. It is therefore important that this addendum report is read in conjunction with the PBA 2017 report.**
- 4 Also, it is important to note that this addendum report and the accompanying appraisals have been prepared in line with the Royal Institute of Chartered Surveyors (RICS) valuation guidance. However, it is first and foremost a supporting document to inform the Local Plan evidence base and planning policy, and as per Professional Standards 1 of the RICS Valuation Standards – Global and UK Edition, the advice expressly given in the preparation for or during negotiations or possible litigation does not form part of a formal “Red Book” valuation and should not be relied upon as such. No responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report for such purposes.

Review of Local Plan Policy Changes

- 5 The PBA 2017 report tested the cumulative burden of the ‘West Northamptonshire Joint Core Strategy (Part 1)’, which was adopted in December 2014, with the

additional requirements within the ‘Draft Settlements and Countryside Local Plan (Part 2)’ document. This was to identify which policies would be likely to have an impact on development viability.

- 6 The Joint Core Strategy was adopted in December 2014 and has not been re-evaluated, therefore the assumptions about this plan that were tested in the PBA 2017 report remain relevant. The assessment in this addendum report, shown in Table 1 below, focuses solely on the submission version of the Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029, where policy has changed, as set out in **paragraph 7**.

Table 1 Updated Viability Policy Matrix for the Daventry Settlements and Countryside Local Plan (Part 2) Submission Document

Key to ‘policy cost implication’ colour coding:

Unlikely to have any significant impact				
May have an impact so needs to be considered and possibly tested				
Expected to have an impact and will need to be tested				
Local Plan policy	Viability impact?	Nature of impact	How has this been treated?	
NP1 Community led planning and neighbourhood planning			No change or significant change and previously considered policy in PBA 2017 report.	
SP1 Daventry District Spatial Strategy			No change or significant change and previously considered policy in PBA 2017 report.	
RA1 - 6 Rural settlement types & countryside policies		Identifies the rural settlements where housing and other development is sustainable and acceptable.	No change or significant change and previously considered policy in PBA 2017 report, where tested typologies reflect the type of sites sought within this policy.	
HO1 Daventry South West		A Draft Local Plan Part 2 strategic housing-led site allocation to make provision for: <ul style="list-style-type: none"> • About 1,100 dwellings • Land for a two form of entry Primary school • A local centre providing local shopping facilities of an appropriate • A mix of housing to assist regeneration of Daventry • An integrated transport network serving the site focussed on sustainable transport • Structural Green Space and wildlife corridors 	Includes a change in the site’s capacity from the draft Part 2 Plan, and therefore to be retested in the viability appraisals.	

		<ul style="list-style-type: none"> • Necessary financial contributions to off-site Highway Works • Maintenance and enhancement of appropriate landscape features • On site water- drainage systems • Necessary financial contributions to contribute to sport and leisure 	
HO2 Daventry Micklewell Park Extension		<p>A strategic Draft Local Plan Part 2 strategic housing-led site allocation including:</p> <ul style="list-style-type: none"> • Approx. 250 dwellings • Structural green space and wildlife corridors • Retaining the area of Green Wedge to the north and east • Necessary contributions to infrastructure 	Includes a change in the site's capacity from the draft Part 2 Plan, and therefore to be retested in the viability appraisals.
HO3 Daventry Micklewell Park Development Principles		<p>Design principles to guide the already consented Micklewell Park and the allocated HO2 site. These include:</p> <ul style="list-style-type: none"> • Comprehensively planned and integrated site • Integration with urban area • Provision of multifunctional green space network • Green-infrastructure corridors • Housing types, sizes and tenures to meet identified needs including provision of plots for self build • Access to the site via the A361 • Land for a two-form entry Primary school • Provision of a local centre providing local shopping facilities 	A new policy that is an alternative to HO2. No need to test, since the planning principles are similar to HO2, which is retested.
HO4 Daventry Land at Middlemore		<p>A Draft Local Plan Part 2 strategic housing-led site allocation to make provision for:</p> <ul style="list-style-type: none"> • A minimum of 100 residential dwellings • Contributions to Daventry to Braunston Cycle Link • Provide noise mitigation to the Heartlands Strategic Employment Area • Account for the Draft on Reservoir 	No change or significant change and previously considered policy in PBA 2017 report as a site with planning permission for a mixed-tenure continuing care retirement community and therefore is identified to be policy compliant through Council agreement and deliverable.

		<ul style="list-style-type: none"> • Protect amenity of existing surrounding residential area • Be informed by assessments and suitable mitigation related to water and water recycling infrastructure 	
HO5 Self Build and Custom Housebuilding			No change or significant change and previously considered policy in PBA 2017 report
HO6 Rural Worker Dwellings			No change or significant change and previously considered policy in PBA 2017 report
HO7 Rural Exception Site Selection			No change or significant change and previously considered policy in PBA 2017 report
HO8 Housing Mix and Type		<p>Specialist accommodation will be sought on Sustainable Urban Extensions</p> <p>Market housing mix specified in policy: 3% - 1-2 bed flats 14% - 2 bed dwellings 56% - 3 bed dwellings 22% - 4 bed dwellings 6% - 5+ bed dwellings</p> <p>Affordable housing mix specified in policy: 22% - 1-2 bed flats 47% - 2 bed dwellings 24% - 3 bed dwellings 6% - 4 bed dwellings 1% - 5+ bed</p> <p>50% all dwellings built to accessibility standards: - Marketing housing – 45% to M4(2) and further 5% to M4(3) - Affordable housing – 40% to M4(2) and a further 10% to M4(3)</p> <p>Development must meet National Space Standards as a minimum.</p> <p>All new dwellings shall include a water efficiency measure to comply with a limit of 110 litres per person per day.</p>	<p>No change or significant change and previously informed the tested typologies in the PBA 2017 report.</p> <p>No change or significant change and previously considered policy in PBA 2017 report applied in the viability reassessment.</p> <p>No change or significant change and previously considered policy in PBA 2017 report, and applied in this viability reassessment addendum.</p> <p>No change or significant change and previously considered policy in PBA 2017 report, and applied in this viability reassessment addendum.</p> <p>No change or significant change and previously considered policy in PBA 2017 report, and applied in this viability reassessment addendum.</p> <p>Water standards are considered to generate a de minimus cost (c.£50 per unit) impact.</p>

HO9 Gypsy, Travellers and Travelling Showpeople			No change or significant change and previously considered policy in PBA 2017 report
EC1 Vibrant Town Centre			No change or significant change and previously considered policy in PBA 2017 report
EC2 North of High Street (Site 1)		Allocation for a mixed of use including retail, community, leisure, office, library, residential above retail.	No change or significant change and previously considered policy in PBA 2017 report
EC3 Land to the North and West of Daventry Town Centre (Site 3 and 5)		Allocation for a mixed of use including residential, office, hotel, leisure, restaurant/pub, health.	No change or significant change and previously considered policy in PBA 2017 report
EC4 Strategic Employment Areas			No change or significant change and previously considered policy in PBA 2017 report
EC5 Land off Newnham Drive		Allocated for B1 (b,c), B2 and B8 uses.	No change or significant change and previously considered policy in PBA 2017 report
EC6 The Knoll, Daventry		Allocated for B1 (b,c), B2 and B8 uses.	No change or significant change and previously considered policy in PBA 2017 report
EC7 Land North West of Nasmyth Road, Daventry		Allocated for B1 (b,c), B2 and B8 uses.	No change or significant change and previously considered policy in PBA 2017 report
EC8 – Regeneration and Renewal			No change or significant change and previously considered policy in PBA 2017 report
EC9 – Daventry South East Gateway		Allocated for B1 (b,c), B2 and B8 uses.	No change or significant change and previously considered policy in PBA 2017 report
EC10 – Daventry International Rail Freight Terminal			No change or significant change and previously considered policy in PBA 2017 report
ST1 – 2 Transport policies			No change or significant change and previously considered policy in PBA 2017 report
ENV1 –5 Natural Environment policies		Provision should be made for long term management and maintenance (minimum of 5 years) of new landscape proposals.	No change or significant change and previously considered policy in PBA 2017 report. Allowances, including CIL, for planning obligations has been included in the viability appraisals.
ENV6 Daventry County Park & Grand Union canal Link		Daventry North East SUE will be expected to: - make provision for the extension to the Country Park; - safeguard the route of the Canal Arm as linear park	Daventry North East SUE strategic site is already allocated in WNJCS and therefore not tested in this addendum report covering the Local Plan 2 site allocations and policies.
ENV7 Historic Environment			No change or significant change and previously considered policy in PBA 2017 report

ENV8 Borough Hill and Burnt Walls Scheduled Monuments			No change or significant change and previously considered policy in PBA 2017 report
ENV9 Renewable Energy and Low Carbon Development			No change or significant change and previously considered policy in PBA 2017 report
ENV10 Design			No change or significant change and previously considered policy in PBA 2017 report
ENV11 Local Flood risk Management			No change or significant change and previously considered policy in PBA 2017 report
CW1 Health and Wellbeing		Regulation 123 infrastructure list covers all sport and recreation facility provision, although a requirement for some on-site provision for larger developments through S106, and health impact assessments on major developments.	<p>An allowance for open space has informed the tested site typologies.</p> <p>Any financial contribution or costs is treated within the allowance for planning obligations based on past rates has been included in the viability appraisals.</p> <p>Health Impact Assessments will be considered to form part of the professional fees on larger sites.</p>
CW2 Open Space Requirements		New residential development over 0.2ha or accommodating 6+ dwellings require open space standards set out in Policy CW2A for Daventry and the rural areas and CW2B for the NRDA area.	<p>For applicable sites outside the NRDA, this is assumed to fall within standard Gross to Net site area calculations.</p> <p>For applicable sites in the NRDA, where there are above standard requirements for open space standards, this is specially tested in the viability assessments.</p>
CW3 Protecting Local Retail services and public houses			No change or significant change and previously considered policy in PBA 2017 report
PA1 Local Green Space			No change or significant change and previously considered policy in PBA 2017 report

What has Changed and Needs Testing?

- 7 Having undertaken this scoping report, it is understood that the only substantive changes involve the sizes and capacity of specified allocated sites HO1 Daventry South West and HO2 Daventry Micklewell Park Extension, and the need to test the NRDA open space standards on the existing NRDA site allocations. Each is considered in turn.

Site Capacities

- 8 For the purpose of reconsidering the viability of allocated sites HO1 Daventry South West and HO2 Daventry Micklewell Park Extension, the revised dwellings capacities in **Table 2** below have been updated in accordance with the Part 2 Local Plan. In line with this, the site areas (gross and net) have been informed by the Council's HELAA reports¹. For ease of reference, the new site characteristics are shown in **Table 2**.
- 9 The viability testing requires a series of assumptions about the site coverage and floorspace mix to generate an overall sales turnover and value of land. This is because overall revenue is based on saleable floorspace, while the site area informs the likely land value of a residential site. Typically, residential land values are normally reported on a per net hectare basis, since it is only this area which delivers a saleable return. For the strategic sites, the net developable area has been provided by the Council.

Table 2: Housing allocations tested

	Gross area (ha)	Net area (ha)	Nr units	Dph
HO1 Daventry South West	49.7	29.8	1,100	37
HO2 Daventry Micklewell Park Extension	13.6	9.96	250	25

Policy CW2 - Open Space Requirements

- 10 CW2 Open Space Requirements Part A, which apply to sites over 0.2 ha or accommodating 6 or more dwellings in Daventry and rural areas, have been tested within the PBA 2017 report. This was reflected in the standard gross to net land areas that is applied to the site typologies and tested strategic sites, plus any additional expenditure cost on items such as playground and allotment spaces informed the average s106 cost that was also tested.
- 11 Part B of the policy CW2 applies only to sites over 0.2 ha or accommodating 6 or more dwellings in NRDA area, and in total it is estimated that this requires an additional 0.77 hectares per 1,000 people than for development within the rest of the district. This policy cost is considered when testing the viability of policies on the three NRDA sites that are allocated in the West Northamptonshire Joint Core Strategy (Part 1) .
- 12 Land costs for the additional area for open space specific to the NRDA sites assume that this land is greenfield, with the cost per hectare at its higher value of £25,000 (reflecting productive agricultural use) being applied. Where it is brownfield the cost of the land within its existing use would be applied, however this is not relevant in this testing since none of the NRDA strategic sites are brownfield. Further to this, a provisional sum of £25,000 per hectare is applied for the extra-over costs of any

¹ Daventry BC (August 2018) 'Housing and Economic Land Availability Assessments' and Daventry BC (August 2018) 'HELAA Appendix B (ii) Daventry Town Residential Assessments'

capital works (such as additional fencing, play space and/or soil for allotments), to make this space usable in accordance with policy CW2.

- 13 Based on the assumption that 1,000 people equates to roughly 420 households² and therefore 420 new dwellings, and assuming a cost of £50,000³ per ha, then this equals a per unit cost of £92 based at 35 dwellings per ha. This assumption has been tested within the three NRDA sites.
- 14 Along with the Local Plan 2 allocation sites in **Table 2**, PorterPE have been asked to test a suite of developments relating to the Northampton Related Development Area, where standards in Policy CW2 of the Local Plan were not previously tested. The three strategic sites in the NRDA are identified in **Table 3** below.

Table 3: Additional housing allocations tested

	Gross area (ha)	Net area (ha)	Nr units	Dph
Northampton North (N3)	194.7	100.0	3,500	35
Northampton West (N4)	159.3	72.9	2,550	35
Northampton North of Whitehills (N8)	48.8	28.6	1,000	35

- 15 Given that these sites meet Northampton's need but are located within Daventry District these NRDA sites will be required to meet the planning policies set out in the West Northamptonshire Joint Core Strategy and the Daventry District Part 2 Local Plan. This would include providing affordable housing at 35% and the following housing mix (an alternative mix to Policy HO8), which is shown in **Table 4** based on recent evidence of need⁴. It should be noted that this mix is not yet shown within a policy but may need to be included within policy HO8 as a main modification.

Table 4: NRDA tested residential unit type mix

	1-2 bed apartments	2 bed houses	3 bed houses	4+ bed houses*
Open market units	10%	20%	53%	17%
Affordable units	30%	32%	27%	11%

Other Development Assumptions

- 16 It is assumed that all other assumptions set out in the PBA 2017 report remain unchanged. However, the tested development assumptions allowed for sub-district differences in sales values and Community Infrastructure Levy (CIL) which was charged at different rates within different locations within the district. Therefore, these both need considering for the testing of the NRDA sites and are looked at below.

² Based on 2011 Census Data for Daventry on Household size (QS406EW - Household size)

³ Comparable to the price of agricultural land

⁴ West Northamptonshire Joint Planning Unit Housing Market Evidence 2017

Sales Values in the NRDA Area

- 17 The PBA 2017 report identified three value area zones. Two of which ('Daventry town and fringe' and 'Rest of the district') identified average sales values of £2,600 and £2,400 per square metre (psm) respectively from 614 transactions, which were tested in the PBA 2017 report, and remain unchanged in the retesting of sites HO1 and HO2 within this addendum report.
- 18 The Northampton Fringe (this location is shown in the PBA 2017 report Figure 4.8), which covers the NRDA was not tested and therefore need to be considered here. The PBA 2017 report estimated average sales values per square metre from some 750 new build transactions between January 2015 and May 2017, which included 134 transactions within the 'Northampton Fringe', which achieved an average sales value of £2,625 psm. For testing the NRDA sites, an average sales value of £2,625 psm has been used within this addendum study.
- 19 For context, the Council has been able to provide specific values achieved at two large sites within close vicinity to the Northampton Fringe sites. One is Broughton Fields, which has shown average sales value between August 2016 and September 2018 of £2,986 per sqm and the other at Harlestone Manor averaged at £2,623, for sales between February 2016 and December 2017. This sample is listed within **Appendix A**. Based on the comparable evidence, the tested sales values of £2,625 psm for the NRDA sites may be considered conservative.

Community Infrastructure Levy (CIL)

- 20 Residential development in Daventry town or on an urban extension, was tested at the CIL rate of £55.00 psm. Owing to the strategic sites within the Northampton Related Development Area being urban extensions, then this rate also applies to them.

Updated Viability Testing

- 21 This section reviews the revised viability assessments of the changes in the Daventry Settlements and Countryside Local Plan (Part 2) Submission Document policies to identify and assess their burden on future development within Daventry. Similar to the PBA 2017 report, this is based on running iterative viability appraisals, introducing Local Plan Part 2 policies.

Tested Policy Scenarios

- 22 Each typology site has been tested through a detailed development appraisal with cashflow analysis. The impacts of policy costs impacts are considered by adding further policy 'layers' to judge the cumulative impact of Local Plan policies. These are tested as follows:
- **Policy layer 1** – The baseline including all policies within the adopted West Northamptonshire JCS, which includes affordable housing (Policy HO2 Affordable Housing: 35% in the NRDA; 25% in Daventry Town; 40% in Rural Areas at thresholds of 5+ units) and policy sustainable development principles (at 2% of build costs), plus the adopted CIL rates;

- **Policy layer 2** – This layer adds an S106 contribution at £5,000 per unit to the Policy layer 1;
- **Policy layer 3** – This layer includes policy layer 2 plus the impact of 45% of open market development achieving M4(2) and 40% of affordable housing achieving M4(2);
- **Policy layer 4** – This layer includes policy layer 3 plus a further 5% of open market development achieving M4(3) and a further 10% of affordable housing to M4(3); and
- **Policy layer 5** – This layer includes policy layer 4 plus £92 per unit for CW2 Open space requirements on NRDA sites.

Test Results

- 23 The viability results for the tested sites at the different cumulative policy layers are summarised in **Table 6**. This uses a 'traffic light' system, as follows:
- Green colour means that the development is viable with financial headroom that could be used for further planning gain;
 - Amber is marginal in that they fall within a 20% range (i.e., 10% above or below) around the benchmark land value;
 - Red colour means that a viable position may not be reached if required to be policy compliant and all other assumptions such as land value remain unchanged; and
 - A grey colour indicates the policy test to not be applicable to a typology.
- 24 **Appendix B** provides the updated viability appraisals for the retested strategic sites (HO1 and HO2) and the three NRDA strategic sites (N3, N4 and N8).

Table 6 Viability at different policy layers

ID	Site Policy and Name	Policy Layer 1	Policy Layer 2	Policy Layer 3	Policy Layer 4	Policy Layer 5
28	HO1 Daventry South West (Greenfield)	Green				Grey
29	HO2 Daventry Micklewell Park Extn (Greenfield)	Green				Grey
31	N3 Northampton North (Greenfield)	Green			Amber	
32	N8 Northampton North of Whitehills (Greenfield)	Green			Amber	
33	N4 Northampton West (Greenfield)	Green			Amber	

- 25 Overall, the results show a positive outcome, with none of the tested strategic sites becoming unviable at full policy level of the adopted West Northamptonshire JCS

and the Daventry Settlements and Countryside Local Plan (Part 2) Submission Document.

- 26 The PBA 2017 report identified similar results for HO2, but for HO1 The PBA reported negative viability from the cumulative burden of Policy layer 2 and onwards. The latter's improved results reflect the increased capacity and density of dwelling per hectare, which increased from 27 to 37 dph.
- 27 The results show that the newly tested NRDA sites are all viable to the tested Policy layer 3. However, at the additional burden presented in Policy layer 4, which includes the highest access standards for a proportion of the dwellings, there is marginal viability. This marginal viability remains at Policy layer 5, which includes the additional burden of Policy CW2 open space standards.

Conclusions

- 28 The final stage of this viability assessment is to draw broad conclusions on whether the Daventry Settlements and Countryside Local Plan (Part 2) Submission Document is deliverable in terms of viability. But before doing so, it is important to note that this document is a theoretical exercise and is for informing and not for setting policy or land allocation. Other evidence needs to be carefully considered before policy is set and land allocations are made.
- 29 With that in mind, it is concluded that solely based on the exercise of viability testing based on the revised assumptions in this report, the evidence would suggest that the Proposed Local Plan Part 2 policy requirements is considered to not unduly burden the delivery of residential development in Daventry district including the delivery of the NRDA site allocations.

Appendix A

Sales Values within the Northern Fringe

Scheme	Street	Date	Type	Developer	Sale Price	Firspace (psm)	SP per sqm
Buckton Fields, Boughton	Glebe Road	March 2018	Detached	Mgh	£345,950	133	£2,597
Buckton Fields, Boughton	Glebe Road	April 2018	Semi	Mgh	£269,950	91	£2,974
Buckton Fields, Boughton	Hanging Barrows	April 2018	Detached	Bloor	£295,000	91	£3,237
Buckton Fields, Boughton	Hanging Barrows	April 2018	Detached	Bloor	£295,000	91	£3,237
Buckton Fields, Boughton	Far Barrows	March 2018	Semi	Bloor	£280,000	83	£3,375
Buckton Fields, Boughton	Far Barrows	April 2018	Semi	Bloor	£280,000	106	£2,651
Buckton Fields, Boughton	Hanging Barrows	April 2018	Detached	Bloor	£285,000	91	£3,127
Buckton Fields, Boughton	Far Barrows	April 2018	Semi	Bloor	£280,000	106	£2,651
Buckton Fields, Boughton	Badeslade	March 2018	Semi	Bloor	£147,000	68	£2,159
Buckton Fields, Boughton	Hanging Barrows	April 2018	Detached	Bloor	£420,000	140	£3,008
Buckton Fields, Boughton	Glebe Road	April 2018	Semi	Bloor	£270,000	79	£3,419
Buckton Fields, Boughton	Glebe Road	April 2018	Semi	Mgh	£269,950	91	£2,974
Buckton Fields, Boughton	Folly Way	January 2018	Detached	Bloor	£415,000	140	£2,972
Buckton Fields, Boughton	Hanging Barrows	May 2018	Semi	Bloor	£280,000	79	£3,546
Buckton Fields, Boughton	Glebe Road	March 2018	Detached	Mgh	£349,950	113	£3,105
Buckton Fields, Boughton	Highwayman Close	March 2018	Terraced	Bloor	£240,000	82	£2,922
Buckton Fields, Boughton	Highwayman Close	March 2018	Terraced	Bloor	£250,000	82	£3,044
Buckton Fields, Boughton	Highwayman Close	March 2018	Terraced	Bloor	£245,000	82	£2,983
Buckton Fields, Boughton	Folly Way	January 2018	Detached	Bloor	£320,000	98	£3,280
Buckton Fields, Boughton	Pegasus Close	August 2018	Flat	Mgh	£344,818	56	£6,186
Buckton Fields, Boughton	Glebe Road	March 2018	Detached	Mgh	£449,950	171	£2,631
Buckton Fields, Boughton	Glebe Road	May 2018	Detached	Bloor	£350,000	121	£2,898
Buckton Fields, Boughton	Hanging Barrows	May 2018	Detached	Mgh	£351,000	113	£3,115
Buckton Fields, Boughton	Glebe Road	March 2018	Detached	Mgh	£349,950	113	£3,105
Buckton Fields, Boughton	Glebe Road	May 2018	Detached	Mgh	£312,950	103	£3,038
Buckton Fields, Boughton	Glebe Road	March 2018	Detached	Mgh	£345,950	133	£2,597
Buckton Fields, Boughton	Glebe Road	April 2018	Detached	Mgh	£345,950	133	£2,597
Buckton Fields, Boughton	Far Barrows	May 2018	Semi	Bloor	£280,000	83	£3,375
Buckton Fields, Boughton	Hanging Barrows	May 2018	Detached	Bloor	£400,000	131	£3,064
Buckton Fields, Boughton	Folly Way	January 2018	Detached	Bloor	£320,000	98	£3,280
Buckton Fields, Boughton	Glebe Road	June 2018	Detached	Bloor	£385,000	135	£2,858
Buckton Fields, Boughton	Badeslade	June 2018	Detached	Mgh	£354,950	82	£4,337
Buckton Fields, Boughton	Home Farm Drive	June 2018	Detached	Bloor	£440,000	140	£3,151
Buckton Fields, Boughton	Glebe Road	May 2018	Detached	Bloor	£350,000	121	£2,898
Buckton Fields, Boughton	Home Farm Drive	June 2018	Detached	Bloor	£495,000	153	£3,229
Buckton Fields, Boughton	Badeslade	June 2018	Semi	Mgh	£274,950	82	£3,359
Buckton Fields, Boughton	Glebe Road	June 2018	Detached	Bloor	£320,000	98	£3,280
Buckton Fields, Boughton	Badeslade	June 2018	Semi	Mgh	£224,950	69	£3,272
Buckton Fields, Boughton	Glebe Road	June 2018	Detached	Bloor	£320,000	98	£3,280
Buckton Fields, Boughton	Glebe Road	June 2018	Detached	Bloor	£395,000	122	£3,251
Buckton Fields, Boughton	Melville Place	August 2018	Semi	Mgh	£224,950	82	£2,748
Buckton Fields, Boughton	Badeslade	July 2018	Semi	Mgh	£224,950	69	£3,272
Buckton Fields, Boughton	Glebe Road	June 2018	Detached	Bloor	£385,000	135	£2,858
Buckton Fields, Boughton	Glebe Road	June 2018	Semi	Mgh	£259,950	85	£3,075

Scheme	Street	Date	Type	Developer	Sale Price	Firspace (psm)	SP per sqm
Buckton Fields, Boughton	Badeslade	May 2018	Detached	Mgh	£279,950	82	£3,420
Buckton Fields, Boughton	Badeslade	June 2018	Semi	Mgh	£269,950	82	£3,298
Buckton Fields, Boughton	Melville Place	August 2018	Semi	Mgh	£224,950	82	£2,748
Buckton Fields, Boughton	Home Farm Drive	September 2018	Detached	Bloor	£415,000	131	£3,179
Buckton Fields, Boughton	Walpole Way	September 2018	Semi	Mgh	£284,950	96	£2,969
Buckton Fields, Boughton	Badeslade	April 2018	Terraced	Mgh	£275,885	69	£4,013
Buckton Fields, Boughton	Glebe Road	April 2018	Semi	Mgh	£242,500	85	£2,868
Buckton Fields, Boughton	Glebe Road	March 2018	Semi	Mgh	£254,950	85	£3,016
Buckton Fields, Boughton	Folly Way	January 2018	Detached	Bloor	£415,000	140	£2,972
Buckton Fields, Boughton	Glebe Road	April 2018	Semi	Mgh	£259,950	85	£3,075
Buckton Fields, Boughton	Glebe Road	February 2018	Semi	Bloor	£270,000	79	£3,419
Buckton Fields, Boughton	Far Barrows	March 2018	Semi	Bloor	£290,000	82	£3,531
Buckton Fields, Boughton	Badeslade	March 2018	Semi	Bloor	£210,000	68	£3,084
Buckton Fields, Boughton	Glebe Road	December 2017	Detached	Bloor	£317,500	98	£3,255
Buckton Fields, Boughton	Hanging Barrows	December 2017	Detached	Bloor	£400,000	140	£2,865
Buckton Fields, Boughton	Glebe Road	December 2017	Detached	Mgh	£449,950	171	£2,631
Buckton Fields, Boughton	Glebe Road	December 2017	Detached	Mgh	£449,950	171	£2,631
Buckton Fields, Boughton	Glebe Road	January 2017	Semi	Mgh	£259,950	85	£3,075
Buckton Fields, Boughton	Glebe Road	March 2017	Semi	Mgh	£204,950	69	£2,981
Buckton Fields, Boughton	Highwayman Close	February 2017	Semi	Bloor	£265,000	83	£3,194
Buckton Fields, Boughton	Glebe Road	March 2017	Semi	Mgh	£204,950	69	£2,981
Buckton Fields, Boughton	Glebe Road	March 2017	Semi	Mgh	£259,950	85	£3,075
Buckton Fields, Boughton	Highwayman Close	April 2017	Semi	Bloor	£210,000	65	£3,229
Buckton Fields, Boughton	Highwayman Close	April 2017	Semi	Bloor	£210,000	65	£3,229
Buckton Fields, Boughton	Highwayman Close	April 2017	Terraced	Bloor	£207,500	65	£3,191
Buckton Fields, Boughton	Glebe Road	April 2017	Detached	Mgh	£335,950	91	£3,701
Buckton Fields, Boughton	Glebe Road	April 2017	Semi	Mgh	£259,950	85	£3,075
Buckton Fields, Boughton	Glebe Road	November 2017	Detached	Mgh	£445,950	119	£3,762
Buckton Fields, Boughton	Glebe Road	December 2017	Detached	Mgh	£359,950	119	£3,036
Buckton Fields, Boughton	Glebe Road	December 2017	Detached	Mgh	£359,950	119	£3,036
Buckton Fields, Boughton	Glebe Road	March 2017	Semi	Mgh	£259,950	85	£3,075
Buckton Fields, Boughton	Hanging Barrows	October 2017	Semi	Bloor	£282,500	79	£3,577
Buckton Fields, Boughton	Little Dell	November 2017	Semi	Mgh	£314,950	130	£2,418
Buckton Fields, Boughton	Hanging Barrows	November 2017	Detached	Mgh	£329,152	91	£3,626
Buckton Fields, Boughton	Glebe Road	August 2017	Semi	Mgh	£314,950	130	£2,418
Buckton Fields, Boughton	Far Barrows	November 2017	Semi	Bloor	£280,000	79	£3,546
Buckton Fields, Boughton	Far Barrows	November 2017	Semi	Bloor	£282,500	79	£3,577
Buckton Fields, Boughton	Hanging Barrows	October 2017	Semi	Bloor	£280,000	79	£3,546
Buckton Fields, Boughton	Glebe Road	December 2017	Detached	Mgh	£449,950	171	£2,631
Buckton Fields, Boughton	Far Barrows	November 2017	Semi	Bloor	£287,500	83	£3,465
Buckton Fields, Boughton	Hanging Barrows	November 2017	Detached	Bloor	£417,500	140	£2,990
Buckton Fields, Boughton	Far Barrows	November 2017	Semi	Bloor	£280,000	79	£3,546
Buckton Fields, Boughton	Far Barrows	November 2017	Semi	Bloor	£280,000	79	£3,546
Buckton Fields, Boughton	Glebe Road	December 2017	Detached	Bloor	£370,000	128	£2,888

Scheme	Street	Date	Type	Developer	Sale Price	Firspace (psm)	SP per sqm
Buckton Fields, Boughton	Hanging Barrows	October 2017	Detached	Bloor	£425,000	140	£3,044
Buckton Fields, Boughton	Hanging Barrows	September 2017	Terraced	Mgh	£249,950	91	£2,754
Buckton Fields, Boughton	Tiggyhole	September 2017	Detached	Bloor	£470,000	153	£3,066
Buckton Fields, Boughton	Tiggyhole	September 2017	Detached	Bloor	£425,000	140	£3,044
Buckton Fields, Boughton	Glebe Road	June 2017	Semi	Bloor	£260,000	79	£3,293
Buckton Fields, Boughton	Glebe Road	June 2017	Terraced	Bloor	£210,000	65	£3,229
Buckton Fields, Boughton	Glebe Road	June 2017	Terraced	Bloor	£207,500	65	£3,191
Buckton Fields, Boughton	Glebe Road	June 2017	Semi	Bloor	£255,000	79	£3,229
Buckton Fields, Boughton	Hanging Barrows	June 2017	Detached	Bloor	£280,000	91	£3,072
Buckton Fields, Boughton	Glebe Road	June 2017	Detached	Bloor	£267,500	83	£3,224
Buckton Fields, Boughton	Glebe Road	June 2017	Terraced	Bloor	£212,500	65	£3,268
Buckton Fields, Boughton	Glebe Road	June 2017	Terraced	Bloor	£210,000	65	£3,229
Buckton Fields, Boughton	Hanging Barrows	May 2017	Semi	Bloor	£255,000	79	£3,229
Buckton Fields, Boughton	Hanging Barrows	June 2017	Semi	Bloor	£265,000	79	£3,356
Buckton Fields, Boughton	Glebe Road	June 2017	Semi	Bloor	£270,000	83	£3,255
Buckton Fields, Boughton	Glebe Road	June 2017	Terraced	Bloor	£212,500	65	£3,268
Buckton Fields, Boughton	Glebe Road	April 2017	Detached	Bloor	£345,000	121	£2,857
Buckton Fields, Boughton	Glebe Road	June 2017	Semi	Bloor	£260,000	79	£3,293
Buckton Fields, Boughton	Home Farm Drive	May 2017	Detached	Bloor	£465,000	153	£3,033
Harlestone Manor, Lower Harlestone	York Way	June 2017	Detached	Persimmon	£354,950	131	£2,702
Buckton Fields, Boughton	Far Barrows	April 2017	Semi	Bloor	£280,000	106	£2,651
Buckton Fields, Boughton	Little Dell	July 2017	Semi	Mgh	£299,950	121	£2,482
Buckton Fields, Boughton	Glebe Road	November 2017	Detached	Mgh	£345,950	133	£2,597
Buckton Fields, Boughton	Hanging Barrows	September 2017	Terraced	Mgh	£254,950	91	£2,809
Harlestone Manor, Lower Harlestone	York Way	April 2017	Detached	David Wilson	£282,500	95	£2,970
Buckton Fields, Boughton	Highwayman Close	January 2017	Semi	Bloor	£240,000	79	£3,039
Buckton Fields, Boughton	Highwayman Close	February 2017	Semi	Bloor	£240,000	79	£3,039
Buckton Fields, Boughton	Highwayman Close	February 2017	Semi	Bloor	£235,000	79	£2,976
Harlestone Manor, Lower Harlestone	York Way	March 2017	Detached	Persimmon	£289,950	102	£2,848
Harlestone Manor, Lower Harlestone	York Way	March 2017	Detached	Persimmon	£314,950	114	£2,774
Buckton Fields, Boughton	Glebe Road	March 2017	Detached	Bloor	£370,000	135	£2,747
Buckton Fields, Boughton	Glebe Road	March 2017	Detached	Bloor	£375,000	135	£2,784
Buckton Fields, Boughton	Glebe Road	March 2017	Detached	Bloor	£340,000	121	£2,815
Harlestone Manor, Lower Harlestone	York Way	March 2017	Detached	Persimmon	£272,950	93	£2,941
Harlestone Manor, Lower Harlestone	Dunkley Way	April 2017	Detached	Persimmon	£264,950	90	£2,943
Buckton Fields, Boughton	Glebe Road	March 2017	Detached	Bloor	£385,000	131	£2,950
Buckton Fields, Boughton	Highwayman Close	April 2017	Semi	Bloor	£250,000	79	£3,166
Buckton Fields, Boughton	Highwayman Close	April 2017	Semi	Bloor	£250,000	79	£3,166
Harlestone Manor, Lower Harlestone	York Way	April 2017	Terraced	Persimmon	£264,950	108	£2,454
Harlestone Manor, Lower Harlestone	York Way	May 2017	Detached	Persimmon	£312,950	114	£2,757
Harlestone Manor, Lower Harlestone	Harrison Road	April 2017	Semi	Persimmon	£218,950	71	£3,097
Buckton Fields, Boughton	Highwayman Close	February 2017	Semi	Bloor	£260,000	79	£3,293
Buckton Fields, Boughton	Highwayman Close	April 2017	Detached	Bloor	£400,000	140	£2,865
Harlestone Manor, Lower Harlestone	York Way	April 2017	Detached	Persimmon	£266,950	93	£2,876

Scheme	Street	Date	Type	Developer	Sale Price	Firspace (psm)	SP per sqm
Harlestone Manor, Lower Harlestone	Harrison Road	April 2017	Semi	Persimmon	£221,950	71	£3,139
Buckton Fields, Boughton	Little Dell	May 2017	Detached	Mgh	£335,950	133	£2,522
Buckton Fields, Boughton	Little Dell	June 2017	Semi	Mgh	£314,950	130	£2,418
Buckton Fields, Boughton	Highwayman Close	May 2017	Terraced	Bloor	£205,000	65	£3,152
Buckton Fields, Boughton	Hanging Barrows	May 2017	Semi	Bloor	£260,000	79	£3,293
Buckton Fields, Boughton	Hanging Barrows	May 2017	Semi	Bloor	£260,000	79	£3,293
Buckton Fields, Boughton	Hanging Barrows	May 2017	Semi	Bloor	£212,500	65	£3,268
Buckton Fields, Boughton	Hanging Barrows	May 2017	Semi	Bloor	£217,500	65	£3,345
Harlestone Manor, Lower Harlestone	York Way	May 2017	Terraced	Persimmon	£263,950	108	£2,445
Buckton Fields, Boughton	Hanging Barrows	May 2017	Detached	Bloor	£285,000	91	£3,127
Buckton Fields, Boughton	Glebe Road	June 2017	Semi	Bloor	£220,000	65	£3,383
Harlestone Manor, Lower Harlestone	Irons Road	October 2017	Detached	David Wilson	£367,000	134	£2,736
Buckton Fields, Boughton	Glebe Road	June 2017	Terraced	Bloor	£210,000	65	£3,229
Buckton Fields, Boughton	Glebe Road	June 2017	Terraced	Bloor	£210,000	65	£3,229
Buckton Fields, Boughton	Little Dell	July 2017	Semi	Mgh	£299,950	121	£2,482
Buckton Fields, Boughton	Home Farm Drive	June 2017	Detached	Bloor	£395,000	131	£3,026
Buckton Fields, Boughton	Glebe Road	June 2017	Semi	Bloor	£217,500	65	£3,345
Buckton Fields, Boughton	Little Dell	August 2017	Semi	Mgh	£314,950	130	£2,418
Buckton Fields, Boughton	Hanging Barrows	August 2017	Detached	Mgh	£345,950	113	£3,070
Buckton Fields, Boughton	Hanging Barrows	July 2017	Detached	Bloor	£420,000	140	£3,008
Harlestone Manor, Lower Harlestone	Harrison Road	July 2017	Detached	Persimmon	£269,950	90	£2,999
Harlestone Manor, Lower Harlestone	York Way	July 2017	Detached	Persimmon	£319,950	118	£2,701
Buckton Fields, Boughton	Hanging Barrows	July 2017	Detached	Bloor	£410,000	131	£3,141
Harlestone Manor, Lower Harlestone	Irons Road	February 2017	Detached	David Wilson	£279,000	92	£3,018
Buckton Fields, Boughton	Highwayman Close	February 2017	Semi	Bloor	£265,000	83	£3,194
Buckton Fields, Boughton	Hanging Barrows	September 2017	Detached	Mgh	£439,950	171	£2,572
Buckton Fields, Boughton	Tiggyhole	October 2017	Detached	Mgh	£335,950	133	£2,522
Buckton Fields, Boughton	Glebe Road	November 2017	Semi	Mgh	£274,950	91	£3,029
Buckton Fields, Boughton	Glebe Road	November 2017	Detached	Mgh	£345,950	133	£2,597
Harlestone Manor, Lower Harlestone	Harrison Road	November 2017	Detached	Persimmon	£269,950	90	£2,999
Buckton Fields, Boughton	Highwayman Close	February 2017	Semi	Bloor	£240,000	79	£3,039
Harlestone Manor, Lower Harlestone	York Way	September 2017	Detached	Persimmon	£299,950	102	£2,946
Harlestone Manor, Lower Harlestone	York Way	August 2017	Detached	Persimmon	£399,950	161	£2,486
Harlestone Manor, Lower Harlestone	York Way	August 2017	Detached	Persimmon	£272,995	93	£2,941
Harlestone Manor, Lower Harlestone	York Way	June 2017	Detached	Persimmon	£344,950	131	£2,626
Harlestone Manor, Lower Harlestone	York Way	October 2017	Detached	Persimmon	£339,950	131	£2,588
Buckton Fields, Boughton	Hanging Barrows	June 2017	Detached	Bloor	£280,000	91	£3,072
Buckton Fields, Boughton	Glebe Road	June 2017	Semi	Bloor	£260,000	79	£3,293
Buckton Fields, Boughton	Glebe Road	June 2017	Semi	Bloor	£265,000	79	£3,356
Buckton Fields, Boughton	Hanging Barrows	June 2017	Detached	Bloor	£385,000	128	£3,005
Buckton Fields, Boughton	Highwayman Close	April 2017	Semi	Bloor	£255,000	79	£3,229
Harlestone Manor, Lower Harlestone	Dunkley Way	December 2017	Semi	Persimmon	£207,000	71	£2,928
Buckton Fields, Boughton	Little Dell	August 2017	Semi	Mgh	£299,950	121	£2,482
Buckton Fields, Boughton	Hanging Barrows	September 2017	Detached	Mgh	£335,950	133	£2,522

Scheme	Street	Date	Type	Developer	Sale Price	Firspace (psm)	SP per sqm
Buckton Fields, Boughton	Tiggyhole	August 2017	Semi	Bloor	£277,500	79	£3,514
Buckton Fields, Boughton	Tiggyhole	August 2017	Semi	Bloor	£275,000	79	£3,482
Buckton Fields, Boughton	Hanging Barrows	August 2017	Detached	Bloor	£395,000	131	£3,026
Buckton Fields, Boughton	Tiggyhole	August 2017	Semi	Bloor	£270,000	79	£3,419
Buckton Fields, Boughton	Tiggyhole	August 2017	Semi	Bloor	£272,500	79	£3,451
Buckton Fields, Boughton	Tiggyhole	September 2017	Detached	Mgh	£349,950	113	£3,105
Buckton Fields, Boughton	Hanging Barrows	September 2017	Detached	Mgh	£339,950	133	£2,552
Buckton Fields, Boughton	Hanging Barrows	September 2017	Detached	Bloor	£400,000	131	£3,064
Buckton Fields, Boughton	Hanging Barrows	September 2017	Detached	Mgh	£339,950	133	£2,552
Buckton Fields, Boughton	Hanging Barrows	September 2017	Terraced	Mgh	£254,950	91	£2,809
Buckton Fields, Boughton	Tiggyhole	September 2017	Detached	Bloor	£400,000	131	£3,064
Buckton Fields, Boughton	Glebe Road	October 2017	Semi	Mgh	£285,950	101	£2,837
Buckton Fields, Boughton	Home Farm Drive	October 2017	Detached	Mgh	£345,995	119	£2,919
Buckton Fields, Boughton	Highwayman Close	April 2017	Semi	Bloor	£250,000	79	£3,166
Buckton Fields, Boughton	Highwayman Close	April 2017	Semi	Bloor	£255,000	79	£3,229
Buckton Fields, Boughton	Hanging Barrows	May 2017	Detached	Bloor	£310,000	98	£3,178
Buckton Fields, Boughton	Hanging Barrows	December 2017	Detached	Bloor	£400,000	140	£2,865
Buckton Fields, Boughton	Far Barrows	December 2017	Detached	Bloor	£410,000	140	£2,936
Buckton Fields, Boughton	Hanging Barrows	October 2017	Detached	Bloor	£400,000	131	£3,064
Buckton Fields, Boughton	Glebe Road	December 2017	Detached	Mgh	£345,950	133	£2,597
Buckton Fields, Boughton	Glebe Road	March 2017	Semi	Mgh	£259,950	85	£3,075
Buckton Fields, Boughton	Glebe Road	December 2017	Detached	Bloor	£315,000	98	£3,229
Buckton Fields, Boughton	Far Barrows	November 2017	Semi	Bloor	£285,000	83	£3,435
Buckton Fields, Boughton	Hanging Barrows	November 2017	Semi	Bloor	£275,000	79	£3,482
Harlestone Manor, Lower Harlestone	Harrison Road	April 2017	Semi	Persimmon	£224,950	71	£3,182
Harlestone Manor, Lower Harlestone	York Way	April 2017	Terraced	Persimmon	£265,950	108	£2,464
Buckton Fields, Boughton	Highwayman Close	April 2017	Semi	Bloor	£255,000	79	£3,229
Buckton Fields, Boughton	Highwayman Close	April 2017	Semi	Bloor	£240,000	79	£3,039
Buckton Fields, Boughton	Highwayman Close	April 2017	Terraced	Bloor	£207,500	65	£3,191
Harlestone Manor, Lower Harlestone	York Way	May 2017	Terraced	Persimmon	£234,950	87	£2,714
Buckton Fields, Boughton	Glebe Road	April 2017	Detached	Bloor	£390,000	131	£2,988
Harlestone Manor, Lower Harlestone	York Way	May 2017	Terraced	Persimmon	£234,950	87	£2,714
Buckton Fields, Boughton	Highwayman Close	April 2017	Detached	Bloor	£350,000	116	£3,009
Harlestone Manor, Lower Harlestone	Harrison Road	May 2017	Semi	Persimmon	£224,950	71	£3,182
Buckton Fields, Boughton	Glebe Road	December 2017	Semi	Mgh	£250,000	85	£2,957
Harlestone Manor, Lower Harlestone	York Way	May 2017	Terraced	Persimmon	£229,950	87	£2,656
Buckton Fields, Boughton	Highwayman Close	April 2017	Detached	Bloor	£385,000	131	£2,950
Buckton Fields, Boughton	Hanging Barrows	August 2017	Detached	Bloor	£395,000	131	£3,026
Buckton Fields, Boughton	Little Dell	September 2017	Semi	Mgh	£294,950	121	£2,440
Buckton Fields, Boughton	Highwayman Close	February 2017	Semi	Bloor	£250,000	79	£3,166
Buckton Fields, Boughton	Highwayman Close	February 2017	Semi	Bloor	£260,000	83	£3,134
Harlestone Manor, Lower Harlestone	York Way	March 2017	Detached	Persimmon	£339,950	131	£2,588
Harlestone Manor, Lower Harlestone	Thorne Close	May 2016	Semi	David Wilson	£256,995	100	£2,571
Harlestone Manor, Lower Harlestone	Lee Road	June 2016	Detached	Persimmon	£364,950	161	£2,268

Scheme	Street	Date	Type	Developer	Sale Price	Firspace (psm)	SP per sqm
Harlestone Manor, Lower Harlestone	Irons Road	February 2016	Detached	David Wilson	£264,995	92	£2,867
Harlestone Manor, Lower Harlestone	Irons Road	February 2016	Detached	David Wilson	£314,995	124	£2,540
Harlestone Manor, Lower Harlestone	Irons Road	February 2016	Detached	David Wilson	£469,995	183	£2,565
Harlestone Manor, Lower Harlestone	Irons Road	February 2016	Detached	David Wilson	£494,995	201	£2,462
Buckton Fields, Boughton	Glebe Road	December 2016	Semi	Bloor	£265,000	82	£3,227
Buckton Fields, Boughton	Wellstood	August 2016	Detached	Bloor	£350,000	116	£3,009
Buckton Fields, Boughton	Wellstood	September 2016	Detached	Bloor	£400,000	140	£2,865
Buckton Fields, Boughton	Wellstood	September 2016	Detached	Bloor	£380,000	131	£2,911
Buckton Fields, Boughton	Wellstood	September 2016	Detached	Bloor	£395,000	140	£2,829
Buckton Fields, Boughton	Wellstood	October 2016	Detached	Bloor	£315,000	107	£2,948
Buckton Fields, Boughton	Wellstood	November 2016	Detached	Bloor	£450,000	153	£2,936
Buckton Fields, Boughton	Wellstood	October 2016	Detached	Bloor	£370,000	135	£2,747
Buckton Fields, Boughton	Wellstood	October 2016	Detached	Bloor	£310,000	107	£2,902
Buckton Fields, Boughton	Home Farm Drive	November 2016	Detached	Bloor	£410,000	140	£2,936
Buckton Fields, Boughton	Home Farm Drive	December 2016	Semi	Bloor	£260,000	83	£3,134
Buckton Fields, Boughton	Home Farm Drive	December 2016	Detached	Bloor	£460,000	153	£3,001
Harlestone Manor, Lower Harlestone	Harrison Road	December 2016	Semi	Persimmon	£269,950	108	£2,501
Harlestone Manor, Lower Harlestone	Harrison Road	December 2016	Semi	Persimmon	£269,950	108	£2,501
Harlestone Manor, Lower Harlestone	Harrison Road	December 2016	Detached	Persimmon	£267,950	90	£2,976
Buckton Fields, Boughton	Wellstood	October 2016	Detached	Bloor	£365,000	135	£2,710
Buckton Fields, Boughton	Bochetone	April 2016	Detached	Bloor	£375,000	140	£2,686
Buckton Fields, Boughton	Bochetone	April 2016	Detached	Bloor	£335,000	135	£2,487
Buckton Fields, Boughton	Home Farm Drive	April 2016	Detached	Bloor	£360,000	131	£2,758
Buckton Fields, Boughton	Bochetone	April 2016	Detached	Bloor	£330,000	116	£2,837
Buckton Fields, Boughton	Bochetone	May 2016	Detached	Bloor	£285,000	107	£2,668
Buckton Fields, Boughton	Bochetone	May 2016	Detached	Bloor	£340,000	135	£2,524
Buckton Fields, Boughton	Bochetone	May 2016	Semi	Bloor	£242,500	79	£3,071
Buckton Fields, Boughton	Home Farm Drive	May 2016	Detached	Bloor	£410,000	153	£2,675
Buckton Fields, Boughton	Bochetone	May 2016	Semi	Bloor	£240,000	79	£3,039
Buckton Fields, Boughton	Bochetone	May 2016	Semi	Bloor	£235,000	79	£2,976
Harlestone Manor, Lower Harlestone	Dunkley Way	July 2016	Terraced	Persimmon	£212,950	71	£3,012
Buckton Fields, Boughton	Home Farm Drive	July 2016	Detached	Mgh	£267,950	91	£2,952
Buckton Fields, Boughton	Home Farm Drive	August 2016	Detached	Mgh	£335,950	113	£2,981
Buckton Fields, Boughton	Home Farm Drive	September 2016	Detached	Mgh	£345,950	119	£2,918
Buckton Fields, Boughton	Home Farm Drive	November 2016	Detached	Mgh	£427,950	119	£3,610
Buckton Fields, Boughton	Home Farm Drive	November 2016	Detached	Mgh	£430,950	171	£2,520
Buckton Fields, Boughton	Home Farm Drive	October 2016	Detached	Mgh	£335,950	113	£2,981
Buckton Fields, Boughton	Glebe Road	December 2016	Detached	Mgh	£267,950	91	£2,952
Buckton Fields, Boughton	Glebe Road	December 2016	Detached	Mgh	£215,950	69	£3,141
Buckton Fields, Boughton	Glebe Road	December 2016	Semi	Mgh	£254,950	85	£3,016
Buckton Fields, Boughton	Glebe Road	December 2016	Semi	Mgh	£254,950	85	£3,016
Buckton Fields, Boughton	Glebe Road	December 2016	Semi	Mgh	£254,950	96	£2,657
Buckton Fields, Boughton	Glebe Road	December 2016	Semi	Mgh	£269,950	96	£2,813
Buckton Fields, Boughton	Glebe Road	December 2016	Semi	Mgh	£249,950	85	£2,957
Buckton Fields, Boughton	Home Farm Drive	December 2016	Detached	Mgh	£430,950	171	£2,520

Scheme	Street	Date	Type	Developer	Sale Price	Firspace (psm)	SP per sqm
Buckton Fields, Boughton	Glebe Road	December 2016	Semi	Mgh	£259,950	85	£3,075
Buckton Fields, Boughton	Glebe Road	December 2016	Semi	Mgh	£259,950	96	£2,709
Buckton Fields, Boughton	Home Farm Drive	July 2016	Detached	Mgh	£267,950	91	£2,952
Buckton Fields, Boughton	Home Farm Drive	July 2016	Detached	Mgh	£345,950	119	£2,918
Harlestone Manor, Lower Harlestone	Dunkley Way	October 2016	Detached	Persimmon	£264,950	90	£2,943
Buckton Fields, Boughton	Home Farm Drive	December 2016	Detached	Bloor	£460,000	153	£3,001
Buckton Fields, Boughton	Home Farm Drive	December 2016	Detached	Bloor	£400,000	140	£2,865
Buckton Fields, Boughton	Home Farm Drive	December 2016	Detached	Bloor	£405,000	140	£2,900
Harlestone Manor, Lower Harlestone	York Way	November 2016	Terraced	Persimmon	£184,950	59	£3,155
Harlestone Manor, Lower Harlestone	Lee Road	June 2016	Detached	Persimmon	£369,950	161	£2,299
Buckton Fields, Boughton	Glebe Road	December 2016	Semi	Mgh	£254,950	96	£2,657
Harlestone Manor, Lower Harlestone	Lee Road	March 2016	Terraced	Persimmon	£219,950	87	£2,540
Harlestone Manor, Lower Harlestone	Irons Road	February 2016	Detached	David Wilson	£412,995	165	£2,510
Harlestone Manor, Lower Harlestone	Lee Road	March 2016	Terraced	Persimmon	£224,950	87	£2,598
Harlestone Manor, Lower Harlestone	Lee Road	March 2016	Detached	Persimmon	£289,950	118	£2,448
Harlestone Manor, Lower Harlestone	Lee Road	April 2016	Detached	Persimmon	£364,950	161	£2,268
Harlestone Manor, Lower Harlestone	Lee Road	April 2016	Terraced	Persimmon	£171,950	59	£2,933
Harlestone Manor, Lower Harlestone	York Way	October 2016	Terraced	Persimmon	£179,950	59	£3,070
Harlestone Manor, Lower Harlestone	York Way	October 2016	Detached	Persimmon	£289,950	102	£2,848
Harlestone Manor, Lower Harlestone	York Way	October 2016	Semi	Persimmon	£219,950	71	£3,111
Harlestone Manor, Lower Harlestone	York Way	October 2016	Terraced	Persimmon	£184,950	59	£3,155
Harlestone Manor, Lower Harlestone	Lee Road	April 2016	Terraced	Persimmon	£171,950	59	£2,933
Harlestone Manor, Lower Harlestone	Harrison Road	December 2016	Detached	Persimmon	£339,950	131	£2,588
Harlestone Manor, Lower Harlestone	York Way	December 2016	Detached	Persimmon	£269,950	93	£2,909
Harlestone Manor, Lower Harlestone	Harrison Road	December 2016	Detached	Persimmon	£267,950	90	£2,976
Buckton Fields, Boughton	Wellstood	November 2016	Detached	Bloor	£450,000	153	£2,936
Buckton Fields, Boughton	Home Farm Drive	October 2016	Semi	Bloor	£260,000	83	£3,134
Buckton Fields, Boughton	Home Farm Drive	June 2016	Detached	Bloor	£350,000	122	£2,880
Buckton Fields, Boughton	Bochetone	June 2016	Detached	Bloor	£370,000	131	£2,835
Buckton Fields, Boughton	Bochetone	June 2016	Detached	Bloor	£370,000	131	£2,835
Buckton Fields, Boughton	Bochetone	June 2016	Detached	Bloor	£380,000	140	£2,721
Buckton Fields, Boughton	Bochetone	June 2016	Detached	Bloor	£310,000	121	£2,567
Buckton Fields, Boughton	Bochetone	June 2016	Detached	Bloor	£360,000	128	£2,810
Buckton Fields, Boughton	Bochetone	June 2016	Detached	Bloor	£380,000	122	£3,127
Buckton Fields, Boughton	Bochetone	May 2016	Semi	Bloor	£230,000	79	£2,913
Buckton Fields, Boughton	Home Farm Drive	July 2016	Detached	Bloor	£380,000	131	£2,911
Buckton Fields, Boughton	Home Farm Drive	July 2016	Detached	Bloor	£380,000	122	£3,127
Buckton Fields, Boughton	Home Farm Drive	July 2016	Detached	Bloor	£430,000	153	£2,805
Buckton Fields, Boughton	Home Farm Drive	June 2016	Detached	Bloor	£420,000	153	£2,740
Buckton Fields, Boughton	Home Farm Drive	August 2016	Detached	Bloor	£450,000	153	£2,936
Buckton Fields, Boughton	Home Farm Drive	September 2016	Detached	Bloor	£380,000	122	£3,127
Harlestone Manor, Lower Harlestone	York Way	October 2016	Semi	Persimmon	£219,950	71	£3,111
Buckton Fields, Boughton	Wellstood	September 2016	Detached	Bloor	£375,000	128	£2,927
Buckton Fields, Boughton	Wellstood	September 2016	Detached	Bloor	£380,000	128	£2,966
Buckton Fields, Boughton	Wellstood	September 2016	Detached	Bloor	£455,000	153	£2,968

Scheme	Street	Date	Type	Developer	Sale Price	Firspace (psm)	SP per sqm
Buckton Fields, Boughton	Bochetone	May 2016	Detached	Bloor	£280,000	107	£2,621
Harlestone Manor, Lower Harlestone	Thorne Close	April 2016	Semi	David Wilson	£256,995	100	£2,571
Harlestone Manor, Lower Harlestone	Irons Road	April 2016	Detached	David Wilson	£360,495	143	£2,526
Harlestone Manor, Lower Harlestone	Irons Road	March 2016	Detached	David Wilson	£333,995	134	£2,490
Harlestone Manor, Lower Harlestone	Irons Road	March 2016	Detached	David Wilson	£317,995	124	£2,564
Harlestone Manor, Lower Harlestone	Harrison Road	December 2016	Detached	Persimmon	£158,700	90	£1,763
Harlestone Manor, Lower Harlestone	Irons Road	March 2016	Detached	David Wilson	£349,995	139	£2,518
Harlestone Manor, Lower Harlestone	Irons Road	March 2016	Detached	David Wilson	£317,995	124	£2,564
Harlestone Manor, Lower Harlestone	Irons Road	April 2016	Detached	David Wilson	£359,995	143	£2,523
Harlestone Manor, Lower Harlestone	Irons Road	April 2016	Detached	David Wilson	£484,116	208	£2,331
Harlestone Manor, Lower Harlestone	York Way	May 2016	Detached	Persimmon	£329,950	131	£2,512
Harlestone Manor, Lower Harlestone	Lee Road	May 2016	Detached	Persimmon	£349,950	146	£2,393
Harlestone Manor, Lower Harlestone	York Way	June 2016	Detached	Persimmon	£294,950	118	£2,490
Harlestone Manor, Lower Harlestone	York Way	May 2016	Detached	Persimmon	£294,950	118	£2,490
Harlestone Manor, Lower Harlestone	Dunkley Way	June 2016	Terraced	Persimmon	£229,950	87	£2,656
Harlestone Manor, Lower Harlestone	Dunkley Way	June 2016	Semi	Persimmon	£204,950	71	£2,899
Harlestone Manor, Lower Harlestone	Lee Road	June 2016	Detached	Persimmon	£369,950	161	£2,299
Harlestone Manor, Lower Harlestone	Dunkley Way	June 2016	Terraced	Persimmon	£229,950	87	£2,656
Harlestone Manor, Lower Harlestone	Dunkley Way	June 2016	Terraced	Persimmon	£224,950	87	£2,598
Harlestone Manor, Lower Harlestone	York Way	June 2016	Detached	Persimmon	£309,950	114	£2,730
Harlestone Manor, Lower Harlestone	Dunkley Way	June 2016	Semi	Persimmon	£204,950	71	£2,899
Harlestone Manor, Lower Harlestone	Lee Road	April 2016	Detached	Persimmon	£349,950	146	£2,393
Harlestone Manor, Lower Harlestone	Dunkley Way	June 2016	Semi	Persimmon	£174,950	59	£2,984
Harlestone Manor, Lower Harlestone	Dunkley Way	July 2016	Terraced	Persimmon	£212,950	71	£3,012
Harlestone Manor, Lower Harlestone	Dunkley Way	June 2016	Semi	Persimmon	£174,950	59	£2,984
Harlestone Manor, Lower Harlestone	Dunkley Way	August 2016	Detached	Persimmon	£259,950	90	£2,888
Harlestone Manor, Lower Harlestone	Dunkley Way	August 2016	Detached	Persimmon	£259,950	90	£2,888
Harlestone Manor, Lower Harlestone	Thorne Close	August 2016	Detached	David Wilson	£279,995	93	£3,011
Harlestone Manor, Lower Harlestone	Dunkley Way	September 2016	Semi	Persimmon	£263,950	108	£2,445
Harlestone Manor, Lower Harlestone	Harrison Road	August 2016	Detached	David Wilson	£339,995	124	£2,741
Harlestone Manor, Lower Harlestone	Dunkley Way	August 2016	Terraced	Persimmon	£209,950	71	£2,970
Harlestone Manor, Lower Harlestone	York Way	September 2016	Detached	Persimmon	£267,950	93	£2,887
Harlestone Manor, Lower Harlestone	Dunkley Way	September 2016	Semi	Persimmon	£263,950	108	£2,445
Harlestone Manor, Lower Harlestone	Harrison Road	September 2016	Detached	David Wilson	£374,995	143	£2,628
Harlestone Manor, Lower Harlestone	Harrison Road	September 2016	Detached	David Wilson	£374,995	143	£2,628
Harlestone Manor, Lower Harlestone	Harrison Road	August 2016	Detached	David Wilson	£369,995	139	£2,662
Harlestone Manor, Lower Harlestone	Harrison Road	September 2016	Detached	David Wilson	£278,995	93	£3,000
Harlestone Manor, Lower Harlestone	Lee Road	October 2016	Detached	Persimmon	£369,950	161	£2,299
Harlestone Manor, Lower Harlestone	Lee Road	March 2016	Terraced	Persimmon	£224,950	87	£2,598
Harlestone Manor, Lower Harlestone	Lee Road	March 2016	Detached	Persimmon	£324,950	131	£2,474
Harlestone Manor, Lower Harlestone	Lee Road	March 2016	Detached	Persimmon	£254,950	90	£2,832
Harlestone Manor, Lower Harlestone	Lee Road	May 2016	Detached	Persimmon	£254,950	90	£2,832
Harlestone Manor, Lower Harlestone	Lee Road	May 2016	Detached	Persimmon	£254,950	90	£2,832
Harlestone Manor, Lower Harlestone	Lee Road	May 2016	Terraced	Persimmon	£167,950	59	£2,865
Harlestone Manor, Lower Harlestone	Irons Road	May 2016	Detached	David Wilson	£502,995	208	£2,421

Scheme	Street	Date	Type	Developer	Sale Price	Firspace (psm)	SP per sqm
Harlestone Manor, Lower Harlestone	Irons Road	November 2015	Terraced	David Wilson	£245,000	100	£2,451
Harlestone Manor, Lower Harlestone	York Way	December 2015	Detached	Persimmon	£249,950	90	£2,777
Harlestone Manor, Lower Harlestone	Irons Road	November 2015	Detached	David Wilson	£402,995	165	£2,449
Harlestone Manor, Lower Harlestone	Irons Road	December 2015	Terraced	David Wilson	£251,995	100	£2,521
Harlestone Manor, Lower Harlestone	Irons Road	December 2015	Detached	David Wilson	£345,995	139	£2,489
Harlestone Manor, Lower Harlestone	York Way	October 2015	Terraced	Persimmon	£169,950	59	£2,899
Harlestone Manor, Lower Harlestone	York Way	October 2015	Detached	Persimmon	£299,950	114	£2,642
Harlestone Manor, Lower Harlestone	York Way	October 2015	Semi	Persimmon	£199,950	71	£2,828
Harlestone Manor, Lower Harlestone	York Way	October 2015	Terraced	Persimmon	£166,950	59	£2,848
Harlestone Manor, Lower Harlestone	York Way	October 2015	Detached	Persimmon	£259,950	93	£2,801
Harlestone Manor, Lower Harlestone	York Way	December 2015	Semi	Persimmon	£249,950	108	£2,315
Harlestone Manor, Lower Harlestone	Garner Close	December 2015	Detached	Persimmon	£300,000	114	£2,643
Harlestone Manor, Lower Harlestone	Lee Road	December 2015	Semi	Persimmon	£249,950	108	£2,315
Harlestone Manor, Lower Harlestone	Garner Close	December 2015	Detached	Persimmon	£324,950	131	£2,474
Harlestone Manor, Lower Harlestone	York Way	November 2015	Detached	David Wilson	£255,995	95	£2,691
Harlestone Manor, Lower Harlestone	Garner Close	December 2015	Detached	Persimmon	£369,950	161	£2,299
Harlestone Manor, Lower Harlestone	Harrison Road	October 2015	Detached	David Wilson	£345,995	139	£2,489
Harlestone Manor, Lower Harlestone	York Way	June 2015	Detached	David Wilson	£274,995	93	£2,957
Harlestone Manor, Lower Harlestone	York Way	June 2015	Detached	David Wilson	£405,500	165	£2,465
Harlestone Manor, Lower Harlestone	York Way	September 2015	Detached	David Wilson	£309,995	124	£2,499
Harlestone Manor, Lower Harlestone	Harrison Road	October 2015	Detached	David Wilson	£354,995	143	£2,488
Harlestone Manor, Lower Harlestone	York Way	September 2015	Detached	David Wilson	£479,995	208	£2,311
Harlestone Manor, Lower Harlestone	Garner Close	December 2015	Semi	Persimmon	£254,950	108	£2,362
Harlestone Manor, Lower Harlestone	York Way	December 2015	Semi	Persimmon	£254,950	108	£2,362
Harlestone Manor, Lower Harlestone	Garner Close	December 2015	Detached	Persimmon	£249,950	90	£2,777
Harlestone Manor, Lower Harlestone	Lee Road	December 2015	Detached	Persimmon	£254,950	90	£2,832
Harlestone Manor, Lower Harlestone	Garner Close	December 2015	Detached	Persimmon	£349,950	146	£2,393
Harlestone Manor, Lower Harlestone	Garner Close	December 2015	Detached	Persimmon	£324,950	131	£2,474
Harlestone Manor, Lower Harlestone	Garner Close	December 2015	Detached	Persimmon	£289,950	118	£2,448
Harlestone Manor, Lower Harlestone	York Way	December 2015	Semi	Persimmon	£259,950	108	£2,408
Harlestone Manor, Lower Harlestone	Irons Road	December 2015	Detached	David Wilson	£269,995	93	£2,903
Harlestone Manor, Lower Harlestone	Irons Road	December 2015	Detached	David Wilson	£334,995	134	£2,497
Harlestone Manor, Lower Harlestone	York Way	September 2015	Detached	David Wilson	£329,995	134	£2,460
Harlestone Manor, Lower Harlestone	Garner Close	December 2015	Detached	Persimmon	£249,950	90	£2,777
Harlestone Manor, Lower Harlestone	Garner Close	December 2015	Semi	Persimmon	£254,950	108	£2,362
Harlestone Manor, Lower Harlestone	Harrison Road	December 2015	Detached	David Wilson	£404,995	165	£2,462
Harlestone Manor, Lower Harlestone	Garner Close	December 2015	Detached	Persimmon	£299,950	114	£2,642
Harlestone Manor, Lower Harlestone	York Way	December 2015	Detached	Persimmon	£274,950	102	£2,700
Harlestone Manor, Lower Harlestone	Irons Road	December 2015	Terraced	David Wilson	£240,000	100	£2,401
Harlestone Manor, Lower Harlestone	York Way	October 2015	Terraced	Persimmon	£169,950	59	£2,899
Harlestone Manor, Lower Harlestone	Irons Road	December 2015	Detached	David Wilson	£314,995	124	£2,540
Harlestone Manor, Lower Harlestone	York Way	October 2015	Semi	Persimmon	£199,950	71	£2,828
Harlestone Manor, Lower Harlestone	Garner Close	October 2015	Detached	Persimmon	£254,950	93	£2,747

End

Appendix B

Strategic Site Viability Appraisals at Full Policy Layer

NOTE: The following appraisals have been prepared in line with the RICS valuation guidance. The appraisals are not formal 'Red Book' (RICS Valuation – Professional Standards Jan 2014) valuations and should not be relied upon as such.

HO1 Daventry South West DVA – Full policy layer

HO1 Daventry SoUrban		1,100 dwellings				TIMING	
ITEM				Technical Checks:			
Net area (ha)	29.82	Greenfield	Greenfield	Sqm/ha			3,735
Stamp Duty	Commercial land			Dwgs/ha			37
	Private	Affordable	Starter Homes	Units/ha			125
Nr of units	625.00	275.00	0.00	GDVs>Total cos			(0)
				RLV per net ha			£904,240
							Start Finish
1.0 Development Value							
1.1	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
1.1.1	Flats (N/A)	24.75	58	1,436	£2,600	£3,732,360	Jul-17 May-26
1.1.2	2 bed house	115.50	83	9,587	£2,600	£2,924,300	Jul-17 May-26
1.1.3	3 bed house	453.75	105	47,644	£2,600	£1,233,873,750	Jul-17 May-26
1.1.4	4+ bed house	231.00	126	29,106	£2,600	£75,675,600	Jul-17 May-26
		825.0		87,772			
1.3	Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
1.3.1	Flats (N/A)	20.17	58	1,170	£1,040	£1,216,453	Jul-17 May-26
1.3.2	2 bed house	43.08	83	3,576	£1,040	£3,718,953	Jul-17 May-26
1.3.3	3 bed house	22.00	105	2,310	£1,040	£2,402,400	Jul-17 May-26
1.3.4	4+ bed house	6.42	126	809	£1,040	£840,840	Jul-17 May-26
		91.7		7,864			
1.4	Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
1.4.1	Flats (N/A)	20.17	58	1,170	£1,300	£1,520,567	Jul-17 May-26
1.4.2	2 bed house	43.08	83	3,576	£1,300	£4,648,692	Jul-17 May-26
1.4.3	3 bed house	22.00	105	2,310	£1,300	£3,003,000	Jul-17 May-26
1.4.4	4+ bed house	6.42	126	809	£1,300	£1,051,050	Jul-17 May-26
		91.7		7,864			
1.5	Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
1.5.1	Flats (N/A)	20.17	58	1,170	£1,690	£1,976,737	Jul-17 May-26
1.5.2	2 bed house	43.08	83	3,576	£1,690	£6,043,299	Jul-17 May-26
1.5.3	3 bed house	22.00	105	2,310	£1,690	£3,903,900	Jul-17 May-26
1.5.4	4+ bed house	6.42	126	809	£1,690	£1,366,355	Jul-17 May-26
		91.7		7,864			
Gross Development value						£259,898,806	
2.0 Developer's Profit							
2.1	Private units		18.0%	on OM GDV		£41,077,179	May-26 Jun-26
2.3	Affordable units		6%	AH transfer values		£1,901,535	May-26 Jun-26
Total Developer's Profit						£42,978,714	
3.0 Development Costs							
3.1 Sale cost							
3.1.1	Private units only		3.00%	on OM GDV		£8,846,197	Jul-17 May-26
Total build costs						£6,846,197	
3.2 Build Costs							
3.2.1	Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
3.2.1.1	Flats (G/A)	24.75	67	1,651	£1,197	£1,976,038	Jan-17 Nov-25
3.2.1.2	2 bed house	115.50	83	9,587	£1,026	£9,835,749.00	Jan-17 Nov-25
3.2.1.3	3 bed house	453.75	105	47,644	£1,026	£48,882,487.50	Jan-17 Nov-25
3.2.1.4	4+ bed house	231.00	126	29,106	£1,026	£28,862,756	Jan-17 Nov-25
		825		87,987			
3.2.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
3.2.2.1	Flats (G/A)	60.50	67	4,035	£1,197	£4,830,313.25	Jan-17 Nov-25
3.2.2.2	2 bed house	129.25	83	10,728	£1,026	£11,006,671.50	Jan-17 Nov-25
3.2.2.3	3 bed house	66.00	105	6,930	£1,026	£7,110,180.00	Jan-17 Nov-25
3.2.2.4	4+ bed house	19.25	126	2,426	£1,026	£2,488,563.00	Jan-17 Nov-25
		275		24,119			
3.2.3	CAT2 & CAT3 Costs	Policy Req.	Additional floorspace	Additional floorspace			
3.2.3.1	CAT2 Additional floorspace (Open market)	45%	-	-	£1,031	£0	Jan-17 Nov-25
3.2.3.2	CAT2 Additional floorspace (Affordable)	40%	-	-	£1,064	£0	Jan-17 Nov-25
3.2.3.3	CAT3 Additional floorspace (Open market)	5%	948	490	£1,031	£977,391	Jan-17 Nov-25
3.2.3.4	CAT3 Additional floorspace (Affordable)	10%	490	490	£1,064	£521,695	Jan-17 Nov-25
3.2.3.5	CAT2 cost per house	45%	456.6	£521		£237,908	Jan-17 Nov-25
3.2.3.6	CAT2 cost per flat	40%	34.1	£924		£31,508	Jan-17 Nov-25
3.2.3.7	CAT3 cost per house	5%	50.7	£22,694		£1,151,437	Jan-17 Nov-25
3.2.3.8	CAT3 cost per flat	10%	34.1	£7,906		£269,585	Jan-17 Nov-25
Total build costs						£119,182,293	
3.3 Extra over construction costs							
3.3.1	Externals		10%	over on build cost		£11,918,229.28	Jan-17 Nov-25
3.3.2	Site abnormalities (remediation/demolition)		£0	per net ha		£0	Jan-17 Jun-21
3.3.3	Site opening up costs		£15,000	per unit		£16,500,000	Jan-17 Jun-21
Total extra over construction costs						£28,418,229	
3.4 Professional Fees							
3.4.1	on build costs (incl: externals)		8%			£10,488,042	Jan-17 Nov-25
Total professional fees						£10,488,042	
3.5 Contingency							
3.5.1	on build costs (incl: externals)		4%			£5,244,021	Jan-17 Nov-25
Total contingency						£5,244,021	
3.6 Developer contributions							
3.6.1	CW2 Open space requirements		£0.00	per unit		£0	Jan-17 Nov-25
3.6.2	Sustainable Design		2.0%	build cost		£2,383,648	Jan-17 Nov-25
3.6.3	CIL		£55.00	per sqm		£4,839,289	Jan-17 Jun-21
3.6.4	S106/S278/AH contribution		£5,000	per unit		£5,500,000	Jan-17 Jun-21
3.6.5	-		£0	-			Jan-17 Nov-25
Total developer contributions						£12,722,935	
TOTAL DEVELOPMENT COSTS						£182,901,716	
4.0 Site Acquisition							
4.1	Net site value (residual land value)					£28,964,437	Jan-17 Jun-21
4.2	Stamp Duty					£0	Jan-17 Jun-21
4.3	Purchaser costs		1.75%	on land costs		£471,878	Jan-17 Jun-21
Total site costs						£28,774,637	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£254,654,467	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£5,244,338	
5.0 Finance Costs							
5.1	Finance		APR 5.50%	on net costs		PCM 0.447%	£5,244,338
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£259,898,806	

H02 Daventry Micklewell Park Extension DVA – Full policy layer

H02 Daventry MI Urban										250 dwellings				
ITEM										Technical Checks:		TIMING		
Net area (ha)	9.96	Greenfield	Greenfield							Sq.m/ha	2.541			
Stamp Duty	Commercial land										Dwgs/ha	25		
	Private	Affordable	Starter Homes	Social rent	Affordable ren	Intermediate				Units/ha	63			
Nr of units	167.50	62.50	0.00	20.83	20.83	20.83				GDV+Total cost	-			
										RLV per net ha	£739,274			
												Start	Finish	
1.0 Development Value														
1.1	Private units			No. of units	Size sq.m	Total sq.m		Epsm	Total Value					
1.1.1	Flats (N/A)			5.63	58	326		£2,600	£248,250			Jul-17	Jul-21	
1.1.2	2 bed house			26.25	83	2,179		£2,600	£5,664,750			Jul-17	Jul-21	
1.1.3	3 bed house			103.13	105	10,828		£2,600	£28,153,125			Jul-17	Jul-21	
1.1.4	4+ bed house			52.50	126	6,615		£2,600	£17,199,000			Jul-17	Jul-21	
				187.5		19,948								
1.3	Social rent			No. of units	Size sq.m	Total sq.m		Epsm	Total Value					
1.3.1	Flats (N/A)			4.58	58	266		£1,040	£276,467			Jul-17	Jul-21	
1.3.2	2 bed house			9.79	83	813		£1,040	£845,217			Jul-17	Jul-21	
1.3.3	3 bed house			5.00	105	525		£1,040	£546,000			Jul-17	Jul-21	
1.3.4	4+ bed house			1.46	126	184		£1,040	£191,100			Jul-17	Jul-21	
				20.8		1,787								
1.4	Affordable rent			No. of units	Size sq.m	Total sq.m		Epsm	Total Value					
1.4.1	Flats (N/A)			4.58	58	266		£1,300	£345,583			Jul-17	Jul-21	
1.4.2	2 bed house			9.79	83	813		£1,300	£1,056,521			Jul-17	Jul-21	
1.4.3	3 bed house			5.00	105	525		£1,300	£682,500			Jul-17	Jul-21	
1.4.4	4+ bed house			1.46	126	184		£1,300	£238,875			Jul-17	Jul-21	
				20.8		1,787								
1.5	Intermediate			No. of units	Size sq.m	Total sq.m		Epsm	Total Value					
1.5.1	Flats (N/A)			4.58	58	266		£1,690	£449,258			Jul-17	Jul-21	
1.5.2	2 bed house			9.79	83	813		£1,690	£1,373,477			Jul-17	Jul-21	
1.5.3	3 bed house			5.00	105	525		£1,690	£887,250			Jul-17	Jul-21	
1.5.4	4+ bed house			1.46	126	184		£1,690	£310,538			Jul-17	Jul-21	
				20.8		1,787								
Gross Development value										£59,067,910				
2.0 Developer's Profit														
2.1	Private units			18.0%	on OM GDV				£9,335,723			Jul-21	Aug-21	
2.3	Affordable units			6%	AH transfer values				£432,167			Jul-21	Aug-21	
Total Developer's Profit										£9,767,890				
3.0 Development Costs														
3.1 Sale cost														
3.1.1	Private units only			3.00%	on OM GDV				£1,555,954			Jul-17	Jul-21	
Total Sale cost										£1,555,954				
3.2 Build Costs														
3.2.1	Private units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs					
3.2.1.1	Flats (GIA)			5.63	67	375		£1,197	£449,099			Jan-17	Jan-21	
3.2.1.2	2 bed house			26.25	83	2,179		£1,026	£2,236,397.50			Jan-17	Jan-21	
3.2.1.3	3 bed house			103.13	105	10,828		£1,026	£11,109,656.25			Jan-17	Jan-21	
3.2.1.4	4+ bed house			52.50	126	6,615		£1,026	£6,786,990			Jan-17	Jan-21	
				188		19,997								
3.2.2	Affordable units			No. of units	Size sq.m	Total sq.m		Cost per sq.m	Total Costs					
3.2.2.1	Flats (GIA)			13.75	67	917		£1,197	£1,097,798.63			Jan-17	Jan-21	
3.2.2.2	2 bed house			29.38	83	2,438		£1,026	£2,501,516.25			Jan-17	Jan-21	
3.2.2.3	3 bed house			15.00	105	1,575		£1,026	£1,615,950.00			Jan-17	Jan-21	
3.2.2.4	4+ bed house			4.36	126	551		£1,026	£565,582.50			Jan-17	Jan-21	
				63		5,462								
CAT2 & CAT3 Costs														
3.2.3	CAT2 Additional floorspace (Open market)			Policy Req.	Additional floorspace	Additional floorspace			£0			Jan-17	Jan-21	
3.2.3	CAT2 Additional floorspace (Affordable)			45%	-	-		£1,031	£0			Jan-17	Jan-21	
3.2.3	CAT3 Additional floorspace (Open market)			5%	215	£1,031			£222,134			Jan-17	Jan-21	
3.2.3	CAT3 Additional floorspace (Affordable)			10%	111	£1,064			£118,567			Jan-17	Jan-21	
Policy Req. Number of units cost per unit														
3.2.3	CAT2 cost per house			45%	103.8	£521			£54,070			Jan-17	Jan-21	
3.2.3	CAT2 cost per flat			40%	7.8	£924			£7,161			Jan-17	Jan-21	
3.2.3	CAT3 cost per house			5%	11.5	£2,694			£281,690			Jan-17	Jan-21	
3.2.3	CAT3 cost per flat			10%	7.8	£7,906			£61,272			Jan-17	Jan-21	
Total build costs										£27,086,885				
3.3 Extra over construction costs														
3.3.1	Externals			10%	over on build cost				£2,708,688.47			Jan-17	Jan-21	
3.3.2	Site abnormalities (remediation/demolition)			£0	per net ha				£0			Jan-17	Jan-19	
3.3.3	Site opening up costs			£10,000	per unit				£2,500,000			Jan-17	Jan-19	
Total extra over construction costs										£5,208,688				
3.4 Professional Fees														
3.4.1	on build costs (incl. externals)			8%					£2,383,646			Jan-17	Jan-21	
Total professional fees										£2,383,646				
3.5 Contingency														
3.5.1	on build costs (incl. externals)			4%					£1,191,823			Jan-17	Jan-21	
Total contingency										£1,191,823				
3.6 Developer contributions														
3.6.1	CW2 Open space requirements			£0.00	per unit				£0			Jan-17	Jan-21	
3.6.2	Sustainable Design			2.0%	build cost				£541,738			Jan-17	Jan-21	
3.6.3	CIL			£55.00	per sqm				£1,099,838			Jan-17	Jan-19	
3.6.4	S106/S278/AH contribution			£5,000	per unit				£1,250,000			Jan-17	Jan-19	
3.6.5	-			£0	-				£0			Jan-17	Jan-21	
Total developer contributions										£2,891,576				
TOTAL DEVELOPMENT COSTS										£40,318,572				
4.0 Site Acquisition														
4.1	Net site value (residual land value)								£7,363,169			Jan-17	Jan-19	
4.2	Stamp Duty								£0			Jan-17	Jan-19	
4.3	Purchaser costs			1.75%	on land costs				£128,865			Jan-17	Jan-19	
Total site costs										£7,849,683				
TOTAL PROJECT COSTS [EXCLUDING INTEREST]										£57,936,145				
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]										£1,131,766				
5.0 Finance Costs														
5.1	Finance			APR	5.50%	on net costs		PCM	0.447%					
TOTAL PROJECT COSTS [INCLUDING INTEREST]										£59,067,910				

Northampton North (N3) DVA – Full policy layer

Northampton Northampton Frinc 3,500 dwellings									
ITEM								TIMING	
Net area (ha)		100.00	Greenfield	Greenfield	Technical Checks:				
Stamp Duty		Commercial land			Sqm/ha		3,319		
Private		Affordable			Starter Homes		Dwgs/ha		35
2275.00		1225.00			0.00		Units/ha		197
Social rent		Affordable ren		Intermediate		GDV+Total cost		£479,585	
498.33		408.33		408.33		RLV per net ha			
1.0 Development Value								Start	Finish
Private units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value			
1.1.1	Flats (N/A)	227.50	58	13,195	£2,625	£34,636,873		Jul-17	Apr-35
1.1.2	2 bed house	455.00	83	37,765	£2,625	£99,133,125		Jul-17	Apr-35
1.1.3	3 bed house	1205.75	105	126,604	£2,625	£332,334,844		Jul-17	Apr-35
1.1.4	4+ bed house	386.75	126	48,731	£2,625	£127,917,563		Jul-17	Apr-35
		2,275.0		226,294					
Social rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value			
1.3.1	Flats (N/A)	122.50	58	7,105	£1,050	£7,460,250		Jul-17	Apr-35
1.3.2	2 bed house	130.67	83	10,845	£1,050	£11,387,600		Jul-17	Apr-35
1.3.3	3 bed house	110.25	105	11,576	£1,050	£12,155,063		Jul-17	Apr-35
1.3.4	4+ bed house	44.92	126	5,660	£1,050	£5,942,475		Jul-17	Apr-35
		408.3		35,186					
Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value			
1.4.1	Flats (N/A)	122.50	58	7,105	£1,313	£9,325,313		Jul-17	Apr-35
1.4.2	2 bed house	130.67	83	10,845	£1,313	£14,234,500		Jul-17	Apr-35
1.4.3	3 bed house	110.25	105	11,576	£1,313	£15,193,828		Jul-17	Apr-35
1.4.4	4+ bed house	44.92	126	5,660	£1,313	£7,428,094		Jul-17	Apr-35
		408.3		35,186					
Intermediate		No. of units	Size sq.m	Total sq.m	Epsm	Total Value			
1.5.1	Flats (N/A)	122.50	58	7,105	£1,706	£12,122,906		Jul-17	Apr-35
1.5.2	2 bed house	130.67	83	10,845	£1,706	£18,504,860		Jul-17	Apr-35
1.5.3	3 bed house	110.25	105	11,576	£1,706	£19,751,977		Jul-17	Apr-35
1.5.4	4+ bed house	44.92	126	5,660	£1,706	£9,656,522		Jul-17	Apr-35
		408.3		35,186					
Gross Development value						£737,185,783			
2.0 Developer's Profit									
2.1	Private units	18.0%		on OM GDV	£106,924,033		Apr-35		May-35
2.3	Affordable units	6%		AH transfer values	£8,589,803		Apr-35		May-35
Total Developer's Profit						£115,513,836			
3.0 Development Costs									
3.1 Sale cost									
3.1.1	Private units only	3.00%		on OM GDV	£17,820,672		Jul-17		Apr-35
Total build costs						£17,820,672			
3.2 Build Costs									
Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs			
3.2.1.1	Flats (GIA)	227.50	67	15,174	£1,197	£18,163,577		Jan-17	Oct-34
3.2.1.2	2 bed house	455.00	83	37,765	£1,026	£38,746,890.00		Jan-17	Oct-34
3.2.1.3	3 bed house	1205.75	105	126,604	£1,026	£129,855,447.50		Jan-17	Oct-34
3.2.1.4	4+ bed house	386.75	126	48,731	£1,026	£49,897,493		Jan-17	Oct-34
		2,275		228,274					
Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs			
3.2.2.1	Flats (GIA)	367.50	67	24,512	£1,197	£29,341,163.25		Jan-17	Oct-34
3.2.2.2	2 bed house	392.00	83	32,536	£1,026	£33,381,936.00		Jan-17	Oct-34
3.2.2.3	3 bed house	330.75	105	34,729	£1,026	£35,631,697.50		Jan-17	Oct-34
3.2.2.4	4+ bed house	134.75	126	16,979	£1,026	£17,419,941.00		Jan-17	Oct-34
		1,225		108,756					
CAT2 & CAT3 Costs									
3.2.3	CAT2 Additional floorspace (Open market)	45%		0	£1,043	£0		Jan-17	Oct-34
3.2.3	CAT2 Additional floorspace (Affordable)	40%		0	£1,077	£0		Jan-17	Oct-34
3.2.3	CAT3 Additional floorspace (Open market)	5%		2383	£1,043	£2,485,772		Jan-17	Oct-34
3.2.3	CAT3 Additional floorspace (Affordable)	10%		2049	£1,077	£2,207,846		Jan-17	Oct-34
3.2.3	CAT2 cost per house	45%		1307.25	£521	£681,077		Jan-17	Oct-34
3.2.3	CAT2 cost per flat	40%		238	£924	£219,912		Jan-17	Oct-34
3.2.3	CAT3 cost per house	5%		145.25	£22,694	£3,298,304		Jan-17	Oct-34
3.2.3	CAT3 cost per flat	10%		238	£7,906	£1,881,628		Jan-17	Oct-34
Total build costs						3,500		£363,350,684	
3.3 Extra over construction costs									
3.3.1	Externals	10%		over on build cost	£38,335,088.43		Jan-17		Oct-34
3.3.2	Site abnormalities (remediation/demolition)	£0		per net ha	£0		Jan-17		Nov-25
3.3.3	Site opening up costs	£15,000		per unit	£52,500,000		Jan-17		Nov-25
Total extra over construction costs						£88,835,088			
3.4 Professional Fees									
3.4.1	on build costs (incl: externals)	8%		£31,974,860		Jan-17		Oct-34	
Total professional fees						£31,974,860			
3.5 Contingency									
3.5.1	on build costs (incl: externals)	4%		£15,987,430		Jan-17		Oct-34	
Total contingency						£15,987,430			
3.6 Developer contributions									
3.6.1	CW2 Open space requirements	£92.00		per unit	£322,000		Jan-17		Oct-34
3.6.2	Sustainable Design	2.0%		build cost	£7,267,014		Jan-17		Oct-34
3.6.3	CIL	£55.00		per sqm	£12,555,043		Jan-17		Nov-25
3.6.4	S106/S278/AH contribution	£5,000		per unit	£17,500,000		Jan-17		Nov-25
3.6.5	-	£0		-	-		Jan-17		Oct-34
Total developer contributions						£37,644,056			
TOTAL DEVELOPMENT COSTS						£555,612,771			
4.0 Site Acquisition									
4.1	Net site value (residual land value)	£47,958,494		Jan-17		Nov-25			
4.2	Stamp Duty	£2,387,425		Jan-17		Nov-25			
4.3	Purchaser costs	1.75%		on land costs	£839,274		Jan-17		Nov-25
Total site costs						£51,185,193			
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£722,311,800			
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£14,873,983			
5.0 Finance Costs									
5.1	Finance	APR 5.50%		on net costs	PCM 0.447%		-£14,873,983		
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£737,185,783			

Northampton West (N4) DVA – Full policy layer

Northampton West Northampton Fringe 2,550 dwellings										TIMING			
ITEM							Technical Checks:				Start	Finish	
Net area (ha)	72.90	Greenfield	Greenfield							Sqm/ha	3,317		
Stamp Duty	Commercial land							Dwgs/ha	35				
	Private	Affordable	Starter Homes	Social rent	Affordable ren	Intermediate	Units/ha	175					
Nr of units	1657.50	892.50	0.00	297.50	297.50	297.50	GDV/Total cost	-					
							RLV per net ha	£484,090					
1.0 Development Value													
1.1	Private units			No. of units	Size sq.m	Total sq.m	Epsm	Total Value					
1.1.1	Flats (N/A)			165.75	58	9,614	£2,625	£25,236,430		Jul-17	Feb-32		
1.1.2	2 bed house			331.50	83	27,515	£2,625	£72,226,563		Jul-17	Feb-32		
1.1.3	3 bed house			878.48	105	92,240	£2,625	£242,129,672		Jul-17	Feb-32		
1.1.4	4+ bed house			281.78	126	35,504	£2,625	£93,197,081		Jul-17	Feb-32		
				1,657.5		164,872							
1.3	Social rent			No. of units	Size sq.m	Total sq.m	Epsm	Total Value					
1.3.1	Flats (N/A)			89.25	58	5,177	£1,050	£5,436,325		Jul-17	Feb-32		
1.3.2	2 bed house			95.20	83	7,902	£1,050	£9,296,680		Jul-17	Feb-32		
1.3.3	3 bed house			80.33	105	8,434	£1,050	£8,855,831		Jul-17	Feb-32		
1.3.4	4+ bed house			32.73	126	4,123	£1,050	£4,329,518		Jul-17	Feb-32		
				297.5		25,636							
1.4	Affordable rent			No. of units	Size sq.m	Total sq.m	Epsm	Total Value					
1.4.1	Flats (N/A)			89.25	58	5,177	£1,313	£5,791,152		Jul-17	Feb-32		
1.4.2	2 bed house			95.20	83	7,902	£1,313	£10,370,850		Jul-17	Feb-32		
1.4.3	3 bed house			80.33	105	8,434	£1,313	£11,069,789		Jul-17	Feb-32		
1.4.4	4+ bed house			32.73	126	4,123	£1,313	£5,411,897		Jul-17	Feb-32		
				297.5		25,636							
1.5	Intermediate			No. of units	Size sq.m	Total sq.m	Epsm	Total Value					
1.5.1	Flats (N/A)			89.25	58	5,177	£1,706	£8,832,403		Jul-17	Feb-32		
1.5.2	2 bed house			95.20	83	7,902	£1,706	£13,482,105		Jul-17	Feb-32		
1.5.3	3 bed house			80.33	105	8,434	£1,706	£14,390,726		Jul-17	Feb-32		
1.5.4	4+ bed house			32.73	126	4,123	£1,706	£7,036,466		Jul-17	Feb-32		
				297.5		25,636							
Gross Development value									£537,092,499				
2.0 Developer's Profit													
2.1	Private units			18.0%	on OM GDV			£77,901,796		Feb-32	Mar-32		
2.3	Affordable units			6%	AH transfer values			£6,258,285		Feb-32	Mar-32		
Total Developer's Profit									£84,160,080				
3.0 Development Costs													
3.1 Sale cost													
3.1.1	Private units only			3.00%	on OM GDV			£12,983,633		Jul-17	Feb-32		
Total Sale cost									£12,983,633				
3.2 Build Costs													
3.2.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs					
3.2.1.1	Flats (GIA)			165.75	67	11,056	£1,197	£13,233,463		Jan-17	Aug-31		
3.2.1.2	2 bed house			331.50	83	27,515	£1,026	£28,229,877.00		Jan-17	Aug-31		
3.2.1.3	3 bed house			878.48	105	92,240	£1,026	£94,638,111.75		Jan-17	Aug-31		
3.2.1.4	4+ bed house			281.78	126	35,504	£1,026	£36,426,745		Jan-17	Aug-31		
				1,658		166,314							
3.2.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs					
3.2.2.1	Flats (GIA)			267.75	67	17,859	£1,197	£21,377,133.23		Jan-17	Aug-31		
3.2.2.2	2 bed house			285.60	83	23,705	£1,026	£24,321,124.80		Jan-17	Aug-31		
3.2.2.3	3 bed house			240.98	105	25,302	£1,026	£25,960,236.75		Jan-17	Aug-31		
3.2.2.4	4+ bed house			98.18	126	12,370	£1,026	£12,691,671.30		Jan-17	Aug-31		
				893		78,236							
CAT2 & CAT3 Costs													
3.2.3	CAT2 Additional floorspace (Open market)			Policy Req.	Additional floorspace	Additional floorspace		£0		Jan-17	Aug-31		
3.2.3	CAT2 Additional floorspace (Affordable)			45%	0	0	£1,043	£0		Jan-17	Aug-31		
3.2.3	CAT3 Additional floorspace (Open market)			5%	1,736	1,736	£1,043	£1,811,063		Jan-17	Aug-31		
3.2.3	CAT3 Additional floorspace (Affordable)			10%	1,493	1,493	£1,077	£1,608,573		Jan-17	Aug-31		
3.2.3	CAT2 cost per house			Policy Req.	Number of units	cost per unit		£496,213		Jan-17	Aug-31		
3.2.3	CAT2 cost per flat			45%	952,425	£521		£160,222		Jan-17	Aug-31		
3.2.3	CAT3 cost per house			40%	173.4	£924		£2,401,593		Jan-17	Aug-31		
3.2.3	CAT3 cost per flat			5%	105,825	£2,694		£1,370,901		Jan-17	Aug-31		
				10%	173.4	£7,906							
Total build costs									£264,726,927				
3.3 Extra over construction costs													
3.3.1	Externals			10%	over on build cost			£26,472,692.71		Jan-17	Aug-31		
3.3.2	Site abnormalities (remediation/demolition)			£0	per net ha			£0		Jan-17	Apr-24		
3.3.3	Site opening up costs			£15,000	per unit			£38,250,000		Jan-17	Apr-24		
Total extra over construction costs									£64,722,693				
3.4 Professional Fees													
3.4.1	on build costs (incl: externals)			8%				£23,296,970		Jan-17	Aug-31		
Total professional fees									£23,296,970				
3.5 Contingency													
3.5.1	on build costs (incl: externals)			4%				£11,647,985		Jan-17	Aug-31		
Total contingency									£11,647,985				
3.6 Developer contributions													
3.6.1	CW2 Open space requirements			£92.00	per unit			£234,600		Jan-17	Aug-31		
3.6.2	Sustainable Design			2.0%	build cost			£5,294,539		Jan-17	Aug-31		
3.6.3	CIL			£55.00	per sqm			£9,147,245		Jan-17	Apr-24		
3.6.4	S106/S278/AH contribution			£5,000	per unit			£12,750,000		Jan-17	Apr-24		
3.6.5	-			£0	-					Jan-17	Aug-31		
Total developer contributions									£27,426,384				
TOTAL DEVELOPMENT COSTS									£404,803,591				
4.0 Site Acquisition													
4.1	Net site value (residual land value)							£36,290,163		Jan-17	Apr-24		
4.2	Stamp Duty							£1,754,008		Jan-17	Apr-24		
4.3	Purchaser costs			1.75%	on land costs			£617,573		Jan-17	Apr-24		
Total site costs									£37,661,749				
TOTAL PROJECT COSTS [EXCLUDING INTEREST]									£526,625,420				
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]									£10,467,079				
5.0 Finance Costs													
5.1	Finance			APR	5.50%	on net costs	PCM	0.447%				£-10,467,079	
TOTAL PROJECT COSTS [INCLUDING INTEREST]									£537,092,499				

Northampton North of Whitehills (N8) DVA – Full policy layer

Northampton North of Whitehills (N8) DVA – Full policy layer										1,000 dwellings		
ITEM										TIMING		
Net area (ha)	28.60	Greenfield	Greenfield								Technical Checks:	
	Commercial land								Sams/ha	3.315		
Stamp Duty	Private			Affordable	Starter Homes	Social rent	Affordable ren	Intermediate				
	£50.00	£50.00	0.00	116.67	116.67	116.67						
Nr of units				650.00	350.00	0.00	116.67	116.67	116.67			
										Start	Finish	
1.0 Development Value												
1.1	Private units	No. of units	Size sq.m	Total sq.m	Epsm	Total Value						
1.1.1	Flats (N/A)	65.00	58	3,770	£2,625	£9,896,250	Jul-17	Dec-25				
1.1.2	2 bed house	130.00	83	10,790	£2,625	£28,323,750	Jul-17	Dec-25				
1.1.3	3 bed house	344.50	105	36,173	£2,625	£94,952,813	Jul-17	Dec-25				
1.1.4	4+ bed house	110.50	126	13,923	£2,625	£36,547,875	Jul-17	Dec-25				
		650.0		64,656								
1.3	Social rent	No. of units	Size sq.m	Total sq.m	Epsm	Total Value						
1.3.1	Flats (N/A)	35.00	58	2,030	£1,050	£2,131,500	Jul-17	Dec-25				
1.3.2	2 bed house	37.33	83	3,099	£1,050	£3,253,600	Jul-17	Dec-25				
1.3.3	3 bed house	31.50	105	3,308	£1,050	£3,472,975	Jul-17	Dec-25				
1.3.4	4+ bed house	12.83	126	1,617	£1,050	£1,697,850	Jul-17	Dec-25				
		116.7		10,053								
1.4	Affordable rent	No. of units	Size sq.m	Total sq.m	Epsm	Total Value						
1.4.1	Flats (N/A)	35.00	58	2,030	£1,313	£2,664,375	Jul-17	Dec-25				
1.4.2	2 bed house	37.33	83	3,099	£1,313	£4,067,000	Jul-17	Dec-25				
1.4.3	3 bed house	31.50	105	3,308	£1,313	£4,341,094	Jul-17	Dec-25				
1.4.4	4+ bed house	12.83	126	1,617	£1,313	£2,122,313	Jul-17	Dec-25				
		116.7		10,053								
1.5	Intermediate	No. of units	Size sq.m	Total sq.m	Epsm	Total Value						
1.5.1	Flats (N/A)	35.00	58	2,030	£1,706	£3,463,688	Jul-17	Dec-25				
1.5.2	2 bed house	37.33	83	3,099	£1,706	£5,297,100	Jul-17	Dec-25				
1.5.3	3 bed house	31.50	105	3,308	£1,706	£5,643,422	Jul-17	Dec-25				
1.5.4	4+ bed house	12.83	126	1,617	£1,706	£2,759,006	Jul-17	Dec-25				
		116.7		10,053								
Gross Development value						£210,624,509						
2.0 Developer's Profit												
2.1	Private units	18.0%	on OM GDV			£30,549,724	Dec-25	Jan-26				
2.3	Affordable units	6%	AH transfer values			£2,454,229	Dec-25	Jan-26				
Total Developer's Profit						£33,003,953						
3.0 Development Costs												
3.1 Sale cost												
3.1.1	Private units only	3.00%	on OM GDV			£5,091,621	Jul-17	Dec-25				
Total Sale cost						£5,091,621						
3.2 Build Costs												
3.2.1	Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs						
3.2.1.1	Flats (GIA)	65.00	67	4,336	£1,197	£5,189,594	Jan-17	Jun-25				
3.2.1.2	2 bed house	130.00	83	10,790	£1,026	£11,070,540.00	Jan-17	Jun-25				
3.2.1.3	3 bed house	344.50	105	36,173	£1,026	£37,112,985.00	Jan-17	Jun-25				
3.2.1.4	4+ bed house	110.50	126	13,923	£1,026	£14,284,998	Jan-17	Jun-25				
		650		65,221								
3.2.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs						
3.2.2.1	Flats (GIA)	105.00	67	7,004	£1,197	£8,383,189.50	Jan-17	Jun-25				
3.2.2.2	2 bed house	112.00	83	9,296	£1,026	£9,537,696.00	Jan-17	Jun-25				
3.2.2.3	3 bed house	94.50	105	9,923	£1,026	£10,180,485.00	Jan-17	Jun-25				
3.2.2.4	4+ bed house	38.50	126	4,851	£1,026	£4,977,128.00	Jan-17	Jun-25				
		350		31,073								
CAT2 & CAT3 Costs												
3.2.3	CAT2 Additional floorspace (Open market)	Policy Req.	Additional floorspace	Additional floorspace		£0	Jan-17	Jun-25				
3.2.3	CAT2 Additional floorspace (Affordable)	40%	0	£1,043		£0	Jan-17	Jun-25				
3.2.3	CAT3 Additional floorspace (Open market)	5%	681	£1,043		£710,221	Jan-17	Jun-25				
3.2.3	CAT3 Additional floorspace (Affordable)	10%	586	£1,077		£630,813	Jan-17	Jun-25				
3.2.3	CAT2 cost per house	Policy Req.	Number of units	cost per unit		£194,594	Jan-17	Jun-25				
3.2.3	CAT2 cost per flat	45%	373.5	£521		£62,832	Jan-17	Jun-25				
3.2.3	CAT3 cost per house	40%	68	£924		£341,801	Jan-17	Jun-25				
3.2.3	CAT3 cost per flat	5%	41.5	£22,604		£537,608	Jan-17	Jun-25				
3.2.3	CAT3 cost per flat	10%	68	£7,906			Jan-17	Jun-25				
Total build costs						£103,814,481						
3.3 Extra over construction costs												
3.3.1	Externals	10%	over on build cost			£10,381,448.12	Jan-17	Jun-25				
3.3.2	Site abnormalities (remediation/demolition)	£0	per net ha			£0	Jan-17	Mar-21				
3.3.3	Site opening up costs	£15,000	per unit			£15,000,000	Jan-17	Mar-21				
Total extra over construction costs						£25,381,448						
3.4 Professional Fees												
3.4.1	on build costs (incl: externals)	8%				£9,135,674	Jan-17	Jun-25				
Total professional fees						£9,135,674						
3.5 Contingency												
3.5.1	on build costs (incl: externals)	4%				£4,567,837	Jan-17	Jun-25				
Total contingency						£4,567,837						
3.6 Developer contributions												
3.6.1	CV2 Open space requirements	£92,000	per unit			£92,000	Jan-17	Jun-25				
3.6.2	Sustainable Design	2.0%	build cost			£2,076,290	Jan-17	Jun-25				
3.6.3	CIL	£55,000	per sqm			£3,587,155	Jan-17	Mar-21				
3.6.4	S106/S278/AH contribution	£5,000	per unit			£5,000,000	Jan-17	Mar-21				
3.6.5	-	£0	-				Jan-17	Jun-25				
Total developer contributions						£10,755,445						
TOTAL DEVELOPMENT COSTS						£158,746,506						
4.0 Site Acquisition												
4.1	Net site value (residual land value)					£14,071,512	Jan-17	Mar-21				
4.2	Stamp Duty					£0	Jan-17	Mar-21				
4.3	Purchaser costs	1.75%	on land costs			£246,251	Jan-17	Mar-21				
Total site costs						£15,010,839						
TOTAL PROJECT COSTS (EXCLUDING INTEREST)						£206,761,298						
TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)						£3,863,211						
5.0 Finance Costs												
5.1	Finance	APR	5.50%	on net costs	PCM	0.447%						
						-£3,863,211						
TOTAL PROJECT COSTS (INCLUDING INTEREST)						£210,624,509						

End

