

Viability Assessment

One Horton Heath – First Residential Parcel



Eastleigh Borough Council

Full Planning Application: F/20/89500

June 2023

Quality Assurance

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Appendix 5 - Non-Housing S106 Contributions
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Non-technical Summary

ES 1 This Non-technical Summary should be read in conjunction with the main report.

Development Proposal

ES 2 Section two provides an overview of the development proposal. This viability assessment focuses on the First Residential Parcel (FRP) of the One Horton Heath masterplan.

ES 3 The description of the development for the FRP is as follows:

‘Erection of 381 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS, and associated infrastructure.’

ES 4 The scheme has a total Gross Internal Area (GIA) of 37,173.72 sqm (400,134.58 sqft).

ES 5 The gross site area is approximately 21.65 acres (8.76 ha), and the net site area is approximately 17.32 acres (7 ha).

Planning Policy Requirements

ES 6 Section three provides an overview of the local planning policy which is relevant in respect of viability.

ES 7 The FRP forms part of the One Horton Heath masterplan site which is allocated under Policy HH1.

ES 8 Policy DM28 – Affordable Housing states that the Council will seek the maximum reasonable amount of affordable housing up to 35%.

ES 9 The total non-housing s106 contribution amounts to £113,656,885 for the entire Outline Planning Application (OPA) site. The First Residential Parcel is required to provide a proportion of this which amounts to £33,875,948. Appendix 5 provides a detailed schedule of costs.

ES 10 Eastleigh Borough Council has provided the estimated infrastructure costs for the entire OPA site. The total amounts to £42,533,914 which equates to £17,013.57 per residential plot. The infrastructure cost required for the FRP amounts to £6,482,170.17 (£17,013.57 x 381 units). Appendix 4 provides a summary of the infrastructure costs.

Residential Market Assessment

ES 11 Section four provides our residential market assessment, in addition we have prepared a market report which can be found at Appendix 3.

ES 12 Table ES 1 provides the residential value assumptions which we have adopted.

Table ES 1 - Residential Value Assumptions

Unit Mix	Market Value	Affordable Rented	First Homes
		55% of market value	70% of market value
1B2P Flat	£200,000	£110,000	£140,000
2B4P Flat	£280,000	£154,000	£196,000
2B4P FOG	£300,000	£165,000	£210,000
2B4P House	£345,000	£189,750	£241,500
3B6P House	£435,000	£239,250	£304,500
4B7/8P House	£540,000	£297,000	£378,000

Source: AspinallVerdi, May 2023

Cost Assumptions

ES 13 Section five sets out in detail the cost assumptions which form the basis of the financial appraisals for the proposed scheme.

ES 14 The PPG indicates that the starting point for viability assessments is the Whole Plan Viability Assessment for a local authority area, where this is up-to-date.

ES 15 The most recent plan-wide assessment is the Eastleigh Borough Council Whole Plan Viability Assessment, produced in 2018 by Dixon Searle Partnership (DSP). We have used this assessment as the starting point when defining appropriate cost inputs. Where we have deviated from these costs, we provide relevant justification, in line with Paragraph 20 of the PPG: Viability.¹

¹ MHCLG, 2019. PPG: Viability. Paragraph: 020 Reference ID: 10-020-20180724

Benchmark Land Value

- ES 16 Section six sets out in detail our assessment of the benchmark land value.
- ES 17 The value of a site is a key consideration within a viability assessment as the 'cost' of the land or Benchmark Land Value (BLV) needs to be taken into account within any financial appraisal. Fundamentally, a landowner will sell an asset which has development potential, when they consider that the development potential of the site is being fairly reflected within the price being paid. Otherwise, the site will essentially remain in its existing use with no incentive for the landowner to bring the site forward for development.
- ES 18 Based on the evidence we have collected and taking into account the characteristics of the site (i.e. the required infrastructure costs and non-housing s106 contributions), we consider that an appropriate land value would be in the region of £250,000 per gross acre.

Appraisal Outputs and Sensitivity Analysis

- ES 19 Section seven of our report presents our conclusions with respect to the viability of this scheme.
- ES 20 Table 7.1 and 7.2 provides a summary of the key financial appraisal outturn for appraisals.
- ES 21 The RICS Practice Statement requires that all VA's and subsequent reviews must provide a sensitivity analysis of the results and an accompanying explanation and interpretation in respective calculations on viability. In this respect we have carried out sensitivity analysis for both scenario's which can be found at Table 7.3 to Table 7.6.

Viability Conclusions

- ES 22 Based on our detailed analysis of both value and cost, we conclude that the scheme cannot deliver any of the affordable housing required by local planning policy. The scheme is however providing £6.48m of associated infrastructure works and £33.8m of non-housing s106 payments. These costs are having a significant impact on the schemes viability but will contribute towards providing the necessary infrastructure in order to deliver One Horton Heath.

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For the Attention of Kevin Bunday, Infrastructure Project Manager

Dear Kevin

1 Introduction

- 1.1 We refer to your instructions requesting a Viability Assessment (VA) in respect of the planning application for the site known as One Horton Heath. The site consists of two planning applications
- A full planning application for the First Residential Parcel (FRP) (Planning Application Number F/20/89500) which this VA relates to.
 - An outline planning application for the entire site (Planning Application Number O/20/89489). We have prepared a second VA report for the entire site.
- 1.2 Certain planning obligations will be expected for the development based on local planning policy. These include the delivery of a contribution towards affordable housing. Paragraph: 002 Reference ID: 10-002-20190509 of the PPG (2021) states that:
- 'Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable...'*
- 1.3 Where there are issues around viability, the Council will consider a reduction in the level of affordable housing. However, they require an independent VA to justify any deviation from policy.
- 1.4 We understand that there are concerns that the proposed scheme cannot viably support the level of affordable housing required by the Council policy due to the significant infrastructure requirements, non-housing s106 contributions and high build costs which have been exacerbated by recent inflationary pressures. The purpose of this report is therefore to determine the level of planning policy contributions that the development can viably support.
- 1.5 We have prepared financial appraisals using Argus Developer software to determine the viable level of affordable housing the proposed development can support. We have set out our assumptions of value and cost in the following sections, along with the evidence which informs these assumptions.

RICS Professional Statement

1.6 Our VA has been carried out in accordance with the RICS Financial Viability in Planning: Conducts and Reporting Professional Statement 1st Edition, May 2019.

1.7 Our VA is also carried out in accordance with the following:

- National Planning Policy Framework (NPPF, July 2021).
- Planning Practice Guidance (PPG, September 2019).
- Assessing Viability in planning under the National Planning Policy Framework 2019 (for England), RICS guidance note (1st Edition, March 2021).

Confirmation of Instructions

1.8 We attach at Appendix 1 our Terms & Conditions.

1.9 We confirm that that in preparing this report, no performance-related or contingent fees have been agreed.

1.10 Note that we have not been instructed to inspect the site.

Conflicts of Interest

1.11 We confirm that we have no conflict of interest in providing this advice and we have acted independently and impartially.

Transparency of Information

1.12 Transparency and fairness are key to the effective operation of the planning process. The presumption is that this viability assessment will be published in full, except where this may compromise delivery of the proposed application scheme or infringe other statutory and regulatory requirements.

Information Relied Upon

1.13 We have relied on the following information which has been provided by Eastleigh Borough Council and is appended to this report.

- Unit and Tenure mix
- Infrastructure costs
- Non – Housing s106 costs

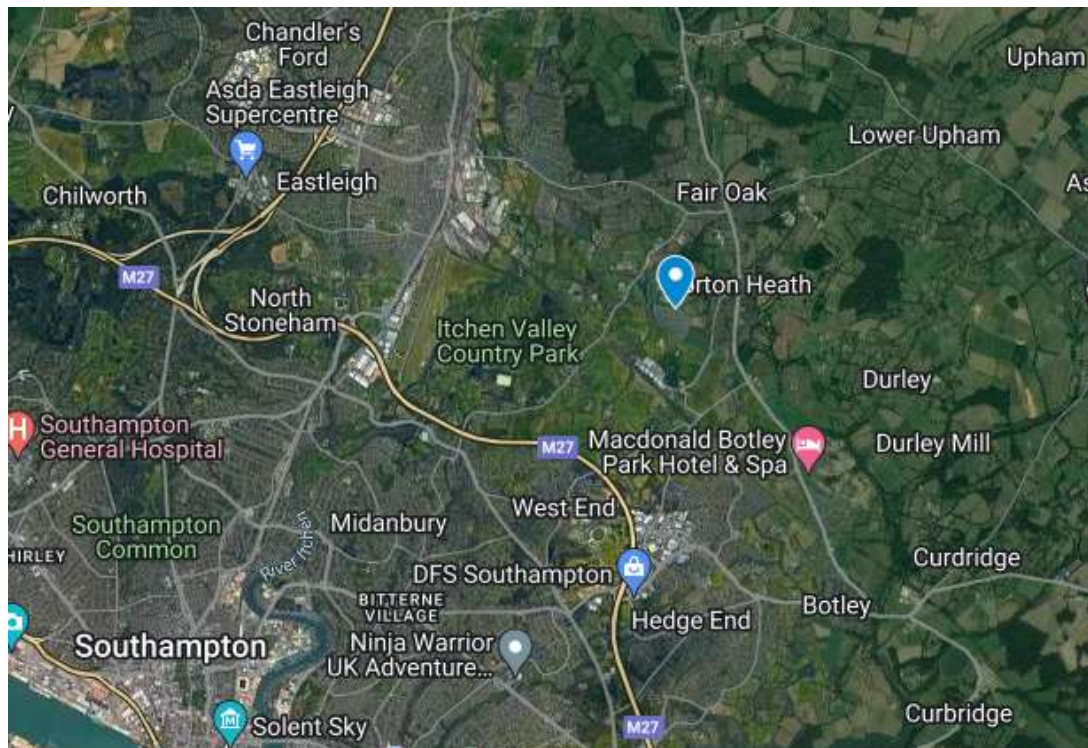
2 Development Proposal

- 2.1 This viability assessment focusses on the First Residential Parcel (FRP) of the One Horton Heath masterplan.

Location

- 2.2 The site borders Allington Lane to the northwest, part of Burnetts Lane at the eastern boundary and Bubb Lane in the southernmost corner. Fir Tree Lane intersects the site linking Allington Lane to Horton Heath Village, whilst Chalcroft Solar Park is situated towards the middle of the Wider Outline Planning Application (OPA) Site on the western side.
- 2.3 Horton Heath Village is located adjacent to the site on the east boundary. Chalcroft Distribution Park is located immediately south beyond which is an active railway line, running between Hedge End and Eastleigh stations.

Figure 2.1 - Location Map - Wider Context



Source: Google Maps, May 2023

Proposed Scheme

2.4 The description of the development for the First Residential Parcel is as follows:

'Erection of 381 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure.'

2.5 The proposed site layout plan is shown in Figure 2.2 below. The gross site area is approximately 21.65 acres (8.76 ha), the net site area is approximately 17.32 acres (7 ha).

Figure 2.2 - Site Layout Plan



Source: Clague Architects, May 2023

Residential Accommodation

2.6 Table 2.1 provides a summary of the residential accommodation for the FRP. The total Gross Internal Area for the residential units is 37,173.72 sqm (400,134.58 sqft). See Appendix 2 for a detailed accommodation schedule.

Table 2.1 - Accommodation Schedule

Type	No of Units	Floor Area Range (sqm)	Total sqm
One Bed Flat	54	46.10 - 81.90	3,070.40
Two Bed Flat	74	76.40 - 114.70	6,229.22
Two Bed Flat Over Garage (FOG)	14	60.60 - 97.50	1,265.00
Two Bed Properties	85	80.50 - 84.10	6,972.10
Three Bed Properties	127	108.20 - 126.70	15,448.30
Four Bed Properties	27	150.10 - 170.90	4,188.70
Total	381		37,173.72

Source: Eastleigh Borough Council, May 2023

Tenure Mix

2.7 Table 2.2 provides a summary of the tenure mixes we have adopted for the First Residential Parcel.

Table 2.2 - Tenure Mix

Tenure Type	Tenure Mix (%)
Open Market Housing	65%
Affordable Housing	35%
Affordable Rented	75%
First Homes	25%
Shared Ownership	0%

Source: Eastleigh Borough Council, May 2023

2.8 We have adopted the following indicative transfer values for the affordable units

- Affordable Rented: 55% of the open market value
- First Homes: 70% of the open market value²

²PPG First Homes - Paragraph: 001 Reference ID: 70-001-20210524

Unit Mix

- 2.9 Table 2.3 provides a summary of the residential unit mix we have adopted for the market and affordable units for the First Residential Parcel. The mix has been provided by Eastleigh Borough Council.

Table 2.3 - Residential Unit Mix

Unit Type	Unit Mix (%)
One Bed Flat	14%
Two Bed Flat	19%
Two Bed FOG	4%
Two Bed Properties	22%
Three Bed Properties	33%
Four Bed Properties	7%

Source: Eastleigh Borough Council, May 2023

3 Planning Policy Requirements

3.1 In this section we set out the local planning policy which is relevant in respect of viability.

Local Plan

3.2 Development at this location has long formed part of the Council's development plan, with an allocation for major development (Policy WE1) proposed within the proposed Local Plan 2011 – 2029.

3.3 The Council's emerging Local Plan 2016 – 2036 continues to plan for major residential-led development on this site.

Site Allocation - Land West of Horton Heath – Policy HH1

3.4 An area of approximately 321 acres (130 hectares) of land to the west of Horton Heath, east of Allington Lane and north of the railway line as defined on the policies map is allocated as a strategic location for development to include approximately 1,500 dwellings, 6ha of employment land, open space, retail and community facilities including a primary school and a new link road to Bubb Lane. Development will be subject to the approval by the Borough Council of a set design principles and a high-level design code including a masterplan which addresses the following requirements:

- a) the provision of a new road link between Bubb Lane and the Chalcroft Business Park entrance on Burnetts Lane;
- b) the provision of approximately 1,500 dwellings of a variety of sizes and tenures including provision to meet affordable and specific housing needs of groups within the local community;
- c) the provision of approximately 6ha (24,000 sqm) of employment land, to accommodate employment in use classes B2, B8 and/or E(g)(ii)/(iii);
- d) the provision of a new three-form-entry primary school and associated facilities;
- e) the provision of community facilities to serve the new development and the existing settlement of Horton Heath, to include a new local centre, a new community building/hall, early years provision and local health facilities;
- f) a layout of residential development designed to maximise opportunities to create links to, and to integrate with the existing settlement of Horton Heath;
- g) a layout of development within and around the Chalcroft Farm complex and Firtree Farmhouse that retains and enhances the heritage and architectural value of buildings and landscape features and does not prejudice the delivery of a transport link through to Allington Lane;

- h) the provision of vehicular access to the residential parts of the site from Burnetts Lane, Allington Lane, Fir Tree Lane and Anson Road;
- i) the provision of footpath, cycle and bridle routes through the site and that link the new developments with the wider existing and proposed footpath and cycleway networks;
- j) the provision of public open space, sports pitch provision and green infrastructure on site;
- k) ensuring no adverse impacts on adjacent Sites of Importance for Nature Conservation,
- l) the provision of a comprehensive landscape framework;
- m) to preserve water quality and flows details of Sustainable Urban Drainage;
- n) occupation of the development shall be phased to align with the delivery of any necessary wastewater network reinforcement.

Policy DM6 – Sustainable surface water management and watercourse management

- 3.5 New development in areas at risk of flooding or development of more than 10 dwellings or employment facilities with a site area of 0.5 hectares or more that drain into a waterway within the Itchen or Hamble catchment or drain directly to coastal waters will only be permitted if they include Sustainable Urban Drainage systems (SuDS).

Policy DM24 - Creating a mix of housing

- 3.6 Policy DM24 of the Eastleigh Borough Local Plan³ requires that Applicant's for market residential and mixed-use schemes demonstrate how the proposals contribute to the overall mix of housing in the Housing Market Area.
- 3.7 The Council has an aim of delivering a more diverse mix of housing and encouraging a mix of housing types, tenure and sizes through planning policies and partnership working. This will help meet the needs of people living in the Borough now and in the future.

Policy DM25 - Delivering Older peoples housing

- 3.8 Policy DM25 of the Eastleigh Borough Local Plan⁴ states that New development should seek to respond to the requirements of an ageing population by increasing the supply of specialist housing and accessible housing in accordance with policy DM29.

³ Local Plan 2016 – 2036 – Page 98

⁴ Local Plan 2016 – 2036 – Page 99

Policy DM28 - Affordable Housing

- 3.9 Policy DM28 of the Eastleigh Borough Local Plan⁵ states that the Council will seek the maximum reasonable amount of affordable housing when negotiating on individual market residential and mixed-use schemes, in line with the following;
- a) 35% affordable housing will be required as part of new housing developments, where the proposal comprises
 - i Sites of 0.5 ha or more and on sites with, or capable of accommodating, 10 dwellings or more; or
 - ii A maximum combined gross floorspace of more than 1,000 sqm, unless
 - iii It can be demonstrated that this proportion would have an unacceptable impact on the economic viability of the proposed scheme, and a reasonable lower proportion is justified by evidence and that the lower proportion proposed is not below that which would be viable.

Policy DM29 - Dwellings with higher access standards

- 3.10 The Borough Council requires that development should meet higher national access standards as set out in Part M of the building regulations for new build residential development (or future equivalent):
- a) 100% of dwellings meet at least Part M4(1) standard (Visitable dwellings); including
 - b) a target of 80% of dwellings on each site meet Part M4(2) standard (Accessible and adaptable dwellings)
- 3.11 For major new-build development of 40 residential units and above, b. should include:
- i at least 2 dwellings or 7% (if higher number) of all market housing meeting the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings;
 - ii at least 1 dwelling or 8% (if higher number) of all affordable housing meeting Part M4(3)(2)(b) standard for wheelchair accessible dwellings.
- 3.12 100% of all specialist housing for older people and adults with disabilities meet the Part M4(3) standard (Wheelchair user dwellings).

⁵ Local Plan 2016 – 2036 – Page 100

Policy DM30 - Internal Space Standards

- 3.13 The Borough Council requires that all new dwellings meet as a minimum the Nationally Described Space Standards (or future equivalent).
- 3.14 Development proposals should be accompanied by a table setting out for every dwelling:
- a) the gross internal floorspace;
 - b) extent of built-in storage (sqm);
 - c) number of twin/double bedrooms with their minimum room widths; and
 - d) minimum floor to ceiling height for at least 75% of the Gross Internal Area.

Community Infrastructure Levy

- 3.15 Eastleigh Borough Council consulted on a draft CIL Charging Schedule in 2013-2014. Following the Inspector's Report into the Eastleigh Borough Local Plan 2011-2029, the Community Infrastructure Levy was not progressed.⁶

⁶ <https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/local-plan/community-infrastructure-levy>

4 Residential Market Assessment

- 4.1 This section of the report provides an assessment of the current residential market. The outputs are used to inform the sales values used in our financial appraisals.

National Context

- 4.2 Property values appear to be decreasing after having been on a continuous upward trajectory over the last couple of years. The ONS shows that average UK house prices dropped to £295,000 in November 2022 after having hit a record high of £296,000 in October 2022⁷. Nationwide expands upon this by highlighting that house prices were 3.2% below the peak in January 2023 and that annual house price growth also slowed to 1.1% in January, down from 2.8% in December⁸.
- 4.3 A fundamental factor behind this fall in property values was the surge in mortgage rates following the September mini-Budget, this led to the highest mortgage rates since 2010 and rates four times higher than the lows of 2021⁹. Wider financial market conditions have stabilised following the mini-Budget, however, mortgage rates are taking longer to do so. Combined with the cost of living crisis that the UK is currently experiencing, it is significantly more difficult for the average purchaser to stay on top of their mortgage and to save the required deposit to support a successful purchase. A report by Savills stress this point by highlighting that in October 2022 mortgage approvals fell by -11%¹⁰ with Knight Frank identifying that in December Mortgage approvals were at their lowest rate since 2009¹¹.
- 4.4 In the short-term market conditions do not look as though they will improve which will likely lead to further reductions in property values. The aforementioned report by Savills forecasts that in 2023, the average house price in the UK will fall by 10%. However, following this it is anticipated the market will rebound and house prices will rise by 1% in 2024 and that in the 5 years to 2027 house prices will rise by 6.2%.

⁷ <https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/housepriceindex/november2022>. ONS, 2023

⁸ <https://www.nationwidehousepriceindex.co.uk/reports/2023-begins-with-further-slowing-in-annual-house-price-growth>. Nationwide, 2023.

⁹ <https://www.nationwidehousepriceindex.co.uk/reports/nationwide-building-society-affordability-report-mortgage-rate-rises-add-to-affordability-pressures>. Nationwide, 2023

¹⁰ <https://pdf.savills.com/documents/UK+Housing+Market+Update+December.pdf>. Savills, 2022

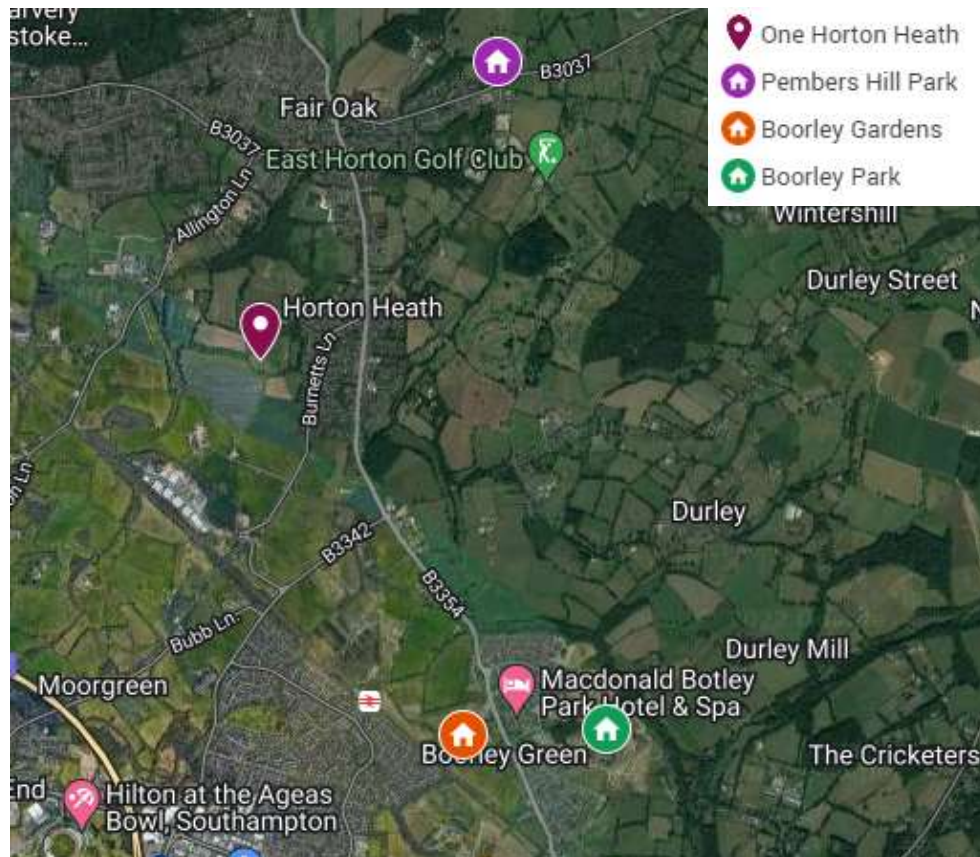
¹¹ <https://www.knightfrank.com/research/article/2023-02-06-caution-matches-optimism-in-frothfree-uk-housing-market>. Knight Frank, 2023

New Build Developments

4.5 We have identified the following new build developments which currently have properties available on the market;

- Pembers Hill Park
- Boorley Gardens
- Boorley Park

Figure 4.1 - Location of New Build Developments



Source: Google My Maps, January 2023

- 4.6 These development's all provide useful comparable evidence due to their proximity to the subject site.
- 4.7 Appendix 3 provides our property market analysis which includes a review of asking and achieved values at these developments.

Value Assumptions

- 4.8 Based on our detailed market analysis which can be found at Appendix 3 we consider the following market value assumptions to be appropriate for the FRP.

Table 4.1 - Residential Value Assumptions

Unit Mix	Market Value	Affordable Rented	First Homes
		55% of market value	70% of market value
1B2P Flat	£200,000	£110,000	£140,000
2B4P Flat	£280,000	£154,000	£196,000
2B4P FOG	£300,000	£165,000	£210,000
2B4P House	£345,000	£189,750	£241,500
3B6P House	£435,000	£239,250	£304,500
4B7/8P House	£540,000	£297,000	£378,000

Source: AspinallVerdi, May 2023

- 4.9 Table 4.2 below provides a summary of the GDV for the FRP on a policy compliant basis (35% affordable housing). The total GDV amounts to £117,603,500.

Table 4.2 - Summary of Gross Development Value - Policy Compliant

Phase	No of Units	Total GDV (£)
Phase A - Market	114	£44,105,000
Phase A - Affordable Rented	42	£7,062,000
Phase A - First Homes	20	£4,389,000
Phase B - Market	88	£36,505,000
Phase B - Affordable Rented	43	£8,126,250
Phase B - First Homes	10	£2,212,000
Phase C - Market	45	£12,465,000
Phase C - Affordable Rented	16	£2,147,750
Phase C - First Homes	3	£591,500

Source: AspinallVerdi, May 2023

- 4.10 Table 4.3 below provides a summary of the GDV for the FRP on a 100% market housing basis. The total GDV amounts to £134,744,000.

Table 4.3 - Summary of Gross Development Value - 100% Market Housing

Phase	No of Units	Total GDV (£)
Phase A - Market	176	£63,215,000
Phase B - Market	141	£54,440,000
Phase C - Market	64	£17,089,000

Source: AspinallVerdi, May 2023

- 4.11 Appendix 2 provides a detailed accommodation schedule along with the GDV for each phase of the development on a policy compliant and 100% market housing basis.

5 Cost Assumptions

- 5.1 This section sets out the cost assumptions which form the basis of the financial appraisals for the proposed scheme. Details of the viability conclusions are set out in section 7.
- 5.2 The PPG Viability indicates that the starting point for viability assessments is the Whole Plan Viability Assessment for a local authority area, where this is up-to-date.
- 5.3 The most recent plan-wide assessment is the Eastleigh Borough Council Whole Plan Viability Assessment, produced in 2018 by Dixon Searle Partnership (DSP). We have used this assessment as the starting point when defining appropriate cost inputs. Where we have deviated from these costs, we provide relevant justification, in line with Paragraph 20 of the PPG: Viability.¹²

¹² MHCLG, 2019. PPG: Viability. Paragraph: 020 Reference ID: 10-020-20180724

Development Cost Summary

5.4 Table 5.1 provides a summary and explanation of the cost assumptions which have been adopted in our financial appraisal. We also present assumptions from the Council's Whole Plan Viability Assessment (WPV) undertaken by consultants DSP (Dixon Searle Partnership) in April 2018.

Table 5.1 - Development Cost Comparison Summary

Item	WPV Study	AVL Assumption	Explanation
Site Acquisition Costs			
Stamp Duty Land Tax	Standard rate (HMRC scale) for Stamp Duty Land Tax (SDLT).	Standard rate (HMRC scale) for Stamp Duty Land Tax (SDLT).	DSP included an allowance for Stamp Duty Land Tax in their whole plan viability assessment. Our SDLT level is calculated in Argus Developer using the Standard rate (HMRC scale) for Stamp Duty Land Tax (SDLT). Note: SDLT will not be applicable where there is a negative residual land value in the financial appraisal.
Agent Fees	1.50%	1.50%	DSP included an allowance for Agent Fees in their whole plan viability assessment. This is a typical allowance which we have adopted in our financial appraisals. Note: Agent fees in relation to site acquisition will not be applicable where there is a negative residual land value in the financial appraisal.
Legal Fees	0.75%	0.75%	DSP included an allowance for Legal Fees in their whole plan viability assessment.

			This is a typical allowance which we have adopted in our financial appraisals. Note: Legal fees in relation to site acquisition will not be applicable where there is a negative residual land value in the financial appraisal.
Unit Build Costs			
Residential - Estate Housing	£1,140 psm	£1,499 psm	The WPV study is based on BCIS Median data (2018), rebased to Eastleigh Borough Council. The Mean build rate for houses rebased to Eastleigh is £1,499 psm (January 2023).
Residential - Apartments	£1,321 psm	£1,760 psm	The WPV study is based on BCIS Median data (2018), rebased to Eastleigh Borough Council. The Mean build rate for apartments rebased to Eastleigh is £1,760 psm (January 2023). We have adopted an average build rate of £1,630 psm in our financial appraisals which incorporates houses and apartments. We consider this to be appropriate given the well documented rise in build costs in recent years. From our experience BCIS is not keeping pace with current build cost inflation – we would therefore expect the costs to be higher than this when construction starts.
External Works	Between 5% and 20% of the build base cost.	15% of the build base cost.	DSP included a professional fees allowance of between 5% and 20% applied to the build base costs in their whole plan viability assessment.

			In our financial appraisals we have applied a 15% external works allowance applied to the build base costs which is within the range quoted by DSP. There is often a relationship between other site costs such as site reprofiling which can generate a risk of 'doubling counting' costs incurred, this explains why there is a broad range in the Plan Viability Study.
Contingency	5% of the build base costs and external works allowance.	5% of the build base costs and external works allowance.	DSP included a contingency allowance of 5% applied to the build base cost and external works allowance. We have adopted this approach in our financial appraisals.
Professional Fees	10% of the build base cost.	7% of the build base costs	DSP included a professional fees allowance of 10% applied to the build base costs in their whole plan viability assessment. In our financial appraisals we have applied a 7% professional fees allowance to the build base cost. We note that this is lower than the percentage adopted in the DSP report.
NHBC Warranty	N/A	£1,000 per unit	DSP did not include an allowance for NHBC warranties in their whole plan viability assessment. We have adopted an allowance of £1,000 per unit for NHBC warranties.
Biodiversity Net Gain (BNG)	N/A	£1,000 per unit	DSP did not include an allowance for BNG in their whole plan viability assessment. The development is required to achieve 10% Biodiversity Net Gain which will be attained through the provision of 46.1 habitat units and 25.6 hedgerow units.

Carbon / Energy Reduction – Future Home Standards	The Biodiversity Net Gain and Local Nature Recovery Strategies, Impact Assessment (IA), Date 15/10/2019 suggests an allowance of £1,000 per unit for greenfield land is an appropriate cost. We have adopted this in our financial appraisals.		
	N/A	£7,500 per unit	DSP did not include an allowance for Carbon / Energy Reduction in their whole plan viability assessment to achieve Zero Carbon Ready Homes. In 2025, compliance with the Future Homes Standard (FHS) will become mandatory. It's aim is to ensure that new homes built from 2025 will produce 75-80% less carbon emissions than homes built under the current Building Regulations. In order to achieve this we have included a cost of £7,500 per unit which is a typical allowance. The cost will be dependent of the approach adopted to achieved the FHS. Further design work will be required which may impact this cost however we consider this to be an appropriate allowance to cover such work. Note: we have not included any allowances for Part L Building regulations which came into effect on the 15th June 2022.
Disposal Costs - Residential			
Marketing	3 / 6%	1.5%	Typically, the disposal costs for residential properties is 3% which we have split between marketing, legal and agent fees.

			We have adopted a marketing allowance of 1.5% of the sales revenue in our financial appraisals.
Sales Legal	£750 per unit	0.5%	We have adopted a sales legal fee of 0.5% of the sales revenue in our financial appraisals.
Sales Agent	n/a	1%	We have adopted a sales agent fee of 1% of the sales revenue in our financial appraisals.
Finance Rate	6.5%	7%	We have adopted a finance rate of 7% and have assumed 100% debt financing. It is our view that viability assessments need to reflect project finance only. Within a development appraisal the cashflow is considered on a monthly basis and debit interest is only applied to balances requiring funding. Given the current economic climate and rising interest rates, this is slightly higher than it may have been say 6 months ago. Funders are now being more prudent in their lending requirements, and the range of funders will have reduced, lowering the competitiveness. It should be noted that due to a quirk in the Argus appraisal software, where a negative residual land value is produced, this is taken by the system to be an income, and therefore reduces the amount of interest payable. In this scenario, the interest will actually be higher than that stated by the appraisal outturn.
Profit			
Profit Margin	20% for market	17.5% profit on GDV – market	For open market housing, the range is typically between 15 – 20% profit on GDV (Paragraph 018 PPG Viability- Reference ID: 10-018-20190509).

6% for
affordable

6% profit on GDV –
Affordable

We consider a 17.5% profit on GDV is consider reasonable in a period of economic uncertainty, recession, increasing build costs, borrowing costs and market risk which can impact on sales rates (the frequency of sales and possible decrease in sales values).

For affordable housing, a profit of 6% is typically applied. This level is reduced as such because of the negligible risk of disposal because such units can be pre-sold to a Registered Provider prior to commencement of the construction.

Source: Eastleigh Borough Council & AspinallVerdi, May 2023

Policy Costs

- 5.5 In our financial appraisals we have included the following costs with regards to Category M building regulations
- 100% of dwellings meet at least Part M4(1) standard (Visitable dwellings) – included with BCIS Cost.
 - M4(2) 80% of dwellings - £1,387 per dwelling (based on a 3 bed semi-detached)
 - M4 (3) (2) (a) and (b) - £17,224 per dwelling (based on a 3 bed semi-detached)
- 5.6 These costs are based on the Habinteg report: Housing and Disabled people which provides on page 15 a summary of the extra costs of build and space for each of the optional standards when compared to Category 1 housing.¹³
- 5.7 Table 5.2 below provides a summary of the costs which have been included in our appraisals. The scenario A appraisals include all the costs in the table below whilst the scenario B appraisals only includes the M4 (2) costs. This is discussed in further detail in section 7.

Table 5.2 - M4 (2) and M4 (3) Costs

Building Reg	Cost per unit (£)	Phase A	Phase B	Phase C
Part M4 (2)	£1,387	£195,290	£156,454	£71,014
Part M4 (3)(2)(a)	£17,224	£169,760	£136,001	£61,731
Part M4 (3)(2)(b)	£17,224	£194,011	£155,429	£70,550

Source: Habinteg Report, May 2023

Infrastructure Costs

- 5.8 Eastleigh Borough Council have provided the estimated infrastructure costs for the entire OPA site. The total amounts to £42,533,914 which equates to £17,013.57 per residential plot.
- 5.9 The infrastructure cost required for the FRP amounts to £6,482,170.17 (£17,013.57 x 381 units).
- 5.10 Appendix 4 provides a summary of the infrastructure costs.

¹³ <https://www.equalityhumanrights.com/sites/default/files/housing-and-disabled-people-local-authorities-toolkit-england-planning-accessible-homes.pdf>

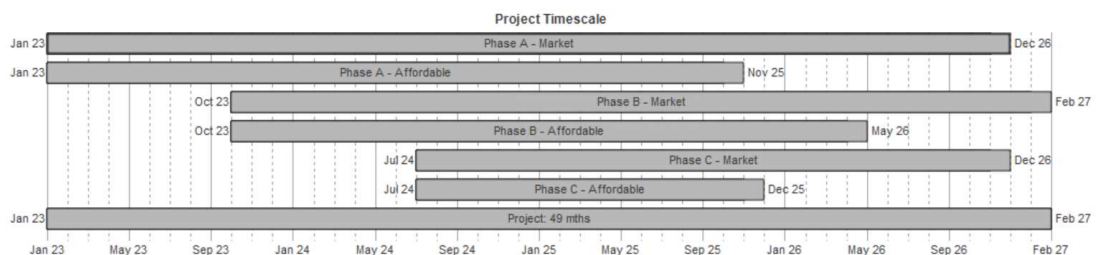
Non - housing S106 Requirements

- 5.11 The total non – housing s106 contribution amounts to £113,656,885 for the entire OPA site. This cost is at today's date and has not been indexed link to reflect when the infrastructure will be delivered. This will increase total costs and further impact the schemes viability.
- 5.12 The total cost has been apportioned as follows
- £33,875,948 for the First Residential Parcel - £88,913.25 per unit (381 units)
 - £79,780,937 for the remaining residential parcels - £37,632.52 per unit (2,120 units).
- 5.13 Appendix 5 provides a summary of the non-housing s106 contributions for the FRP which has been included in our financial appraisals.

Timing / Phasing Assumptions

- 5.14 We have assumed the following timing assumptions for the residential accommodation in the First Residential Parcel.
- Pre construction – 9 months
 - Construction – 4 units per month
 - Sales – 4 units per month
- 5.15 Figure 5.1 provides the phasing plan for the 3 phases of residential development in the First Residential Parcel.

Figure 5.1 - First Residential Parcel Phasing Plan



Source: AspinallVerdi, May 2023

- 5.16 For the purposes of our financial modelling, we have assumed that Phase B and C will commence once the preceding pre-construction ends. The sales period in each phase commences approximately 9 months into the construction period.

6 Benchmark Land Value

- 6.1 The value of a site is a key consideration within a viability assessment as the 'cost' of the land or Benchmark Land Value (BLV) needs to be taken into account within any financial appraisal. Fundamentally, a landowner will sell an asset which has development potential, when they consider that the development potential of the site is being fairly reflected within the price being paid. Otherwise, the site will essentially remain in its existing use with no incentive for the landowner to bring the site forward for development.

NPPF / PPG Guidance on Benchmark Land Values

- 6.2 The National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) provide guidance on viability and decision taking. In July 2018 the revised NPPF and updated PPG were published with minor adjustments in May 2019. The methodology for assessing the benchmark land value set out within these documents is based on 'the existing use value' (EUV) of the land plus a premium for the landowner'.
- 6.3 The PPG (Paragraph: 014 Reference ID: 10-014-20190509) states that the BLV should:
- Be based upon Existing Use Value (EUV)
 - Allow for a premium to landowners
 - Reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees
- 6.4 The PPG (Paragraph: 015 Reference ID: 10-015-20190509) states that the EUV is the first component of calculating the benchmark land value and that the EUV is the value of the land in its existing use. Paragraph 15 goes on to state that that the EUV is not the price paid and should disregard hope value.
- 6.5 The PPG (Paragraph: 016 Reference ID: 10-016-20190509) states that the premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above the existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.

Site Context

- 6.6 The entire OPA site is approximately 321 acres (130 ha) (gross) with a net developable area of 232 acres (94 ha) and is largely comprised of agricultural land, with three historic farmsteads; Fir Tree Farm, Foxholes Farm and Chalcroft Farm (which included seven former agricultural

buildings) and as well as two private residences. A number of buildings have now been demolished. The topography is broadly flat with some gentle undulation.

- 6.7 The FRP which this VA relates to is located at the southern end of the entire OPA site and is vacant greenfield land. The gross site area is approximately 21.65 acres (8.76 ha), the net site area is approximately 17.32 acres (7 ha).

Approach to the Benchmark Land Value

- 6.8 In determining the BLV we have had regard to the following

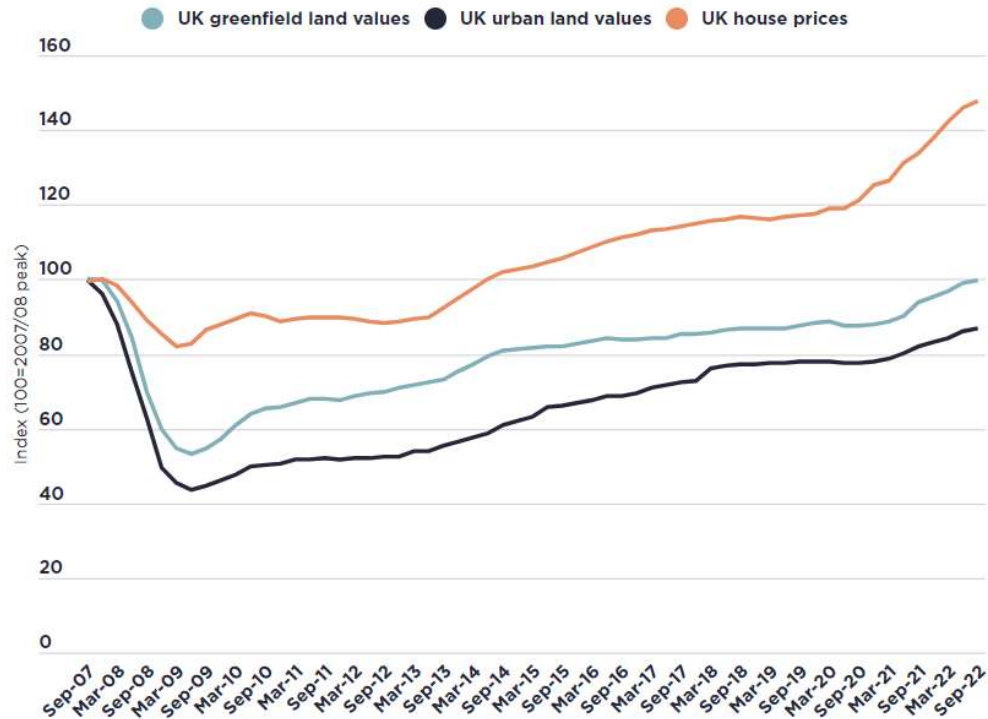
- Savill's residential development land report (Q3 2022) which provides an overview of the current land market at a National scale.
- The Regional land market including an analysis of the Natural England Land Classification database to determine the grade and quality of land and a review of agricultural land deals recorded in the RICS RAU Farmland Market Report. This will help inform our opinion of the Existing Use Value of the site.
- A review of neighbouring Local Plan Viability Studies to identify the benchmark land values which have been adopted for greenfield land.
- A review residential development land deals which have taken place in Eastleigh as a cross check.

National Market Overview

- 6.9 Figure 6.1 below is taken from Savills Research on the residential land market in its Q3 2022 update¹⁴. The headline is that UK greenfield and urban values increased by 0.6% and 1.1% in Q3 2022, taking annual growth to 6.3% and 6.2%, respectively.

¹⁴ Savills, Q3 2022. 'Market in Minutes – Residential Development Land'

Figure 6.1 - UK Greenfield and Urban Residential Land Value Index



Source: Savills, 'Market in Minutes– Residential Development Land', Q3 2022

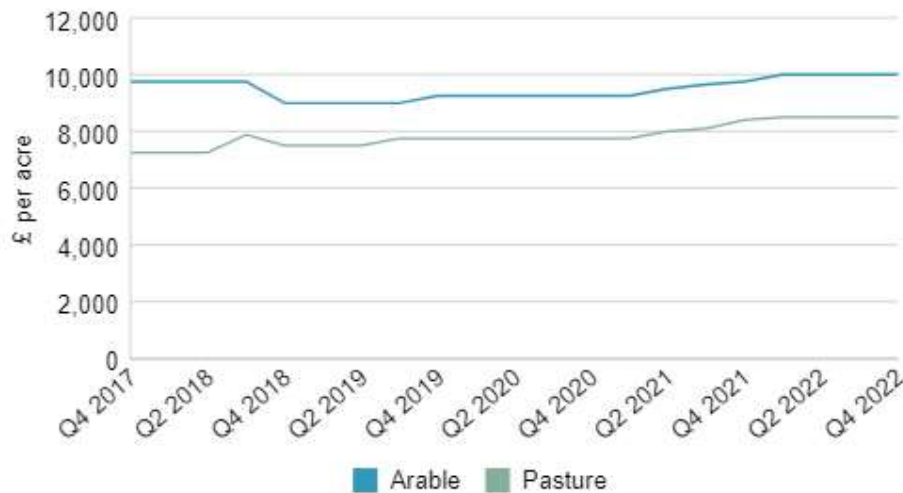
- 6.10 Savills reported in their Q4 2022¹⁵ update on residential development land that the land market has slowed significantly over the last quarter, reflecting economic uncertainty, increased costs and slower sales rates. Evidence indicates that development land values have started to fall with UK greenfield and urban land values falling by -2.2% and -1.6% respectively in Q4 2022.

¹⁵ Savills, Q4 2022. 'Market in Minutes – Residential Development Land'

Regional Market Overview

- 6.11 On a regional level, agricultural land values have remained stable in recent years. Figure 6. displays the land values in the South East since Q4 2017 by land type.

Figure 6.2 - Average Agricultural Land Values Per Acre (South East)



Source: Carter Jonas, Q4 2022¹⁶

- 6.12 Table 6.1 displays land values by type in the South East as of Q4 2022.

Table 6.1 - South East Agricultural Land Values (by type)

Land Type	Low £ / acre	Low £ / hectare	Prime £ / acre	Prime £ / hectare	Average £ / acre	Average £ / hectare
Arable	£9,000	£22,239	£11,250	£27,798	£10,000	£24,710
Pasture	£7,600	£18,780	£8,850	£21,868	£8,500	£21,004
Lifestyle	£14,000	£34,594	£30,000	£74,130	£20,000	£49,420

Source: Carter Jonas, Farmland Market Update, Q4 2022

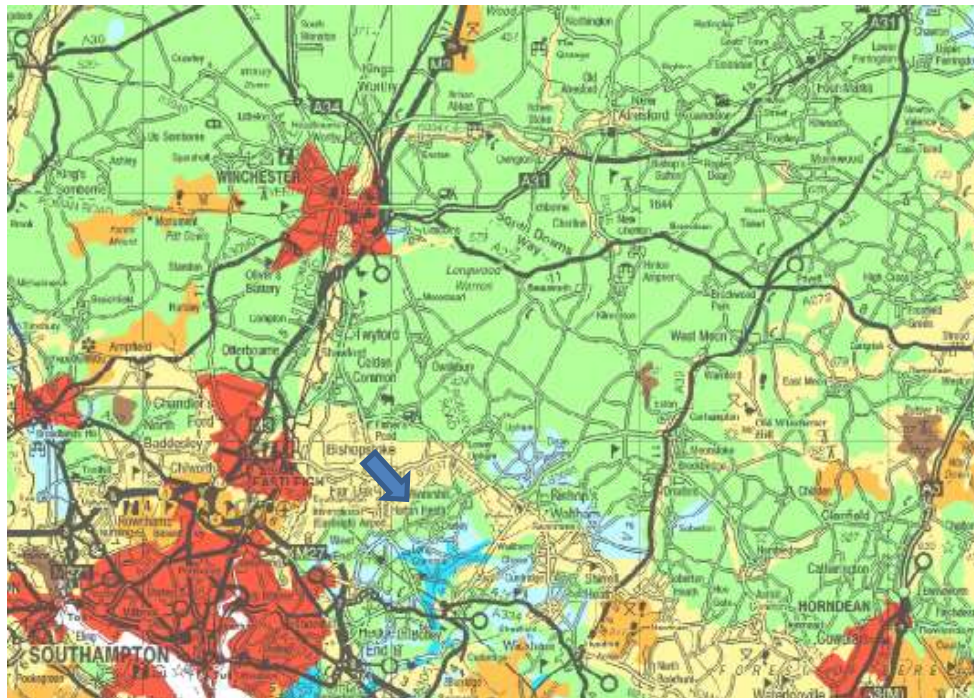
- 6.13 Figure 6.2 and Table 6.1 shows that arable land is typically valued higher than pasture land and that this has been the case in recent years. There is also a larger difference in the achievable value between low and prime arable land compared to pasture land.

¹⁶ <https://www.carterjonas.co.uk/rural-research/farmland-market-update-q4-2022>

Greenfield Land Values (Existing Use)

- 6.14 Table 6.2 displays the Agricultural Land Classification Map for the South East as produced by Natural England. Blue is used to symbolise excellent quality agricultural land; green is used for good to moderate quality and brown is used to display very poor-quality land. Red and orange are used to indicate land not in agricultural use.
- 6.15 As shown in Figure 6.2 Horton Heath is classified as grade 3 (good to moderate) agricultural land.

Figure 6.2 - Agricultural Land Classification Map



Source: Natural England, South West Region, 2010¹⁷.

- 6.16 We have also identified two sales of greenfield agricultural land that are listed in the RICS RAU Farmland Market Report Prices (H1 2022), located in West Sussex. There have been no deals recorded in Hampshire, we provide these listings below
- Land at Whitevane Fishery, Forest Grange, Nr. Horsham - Pasture land with 2 stables and store. Access by right of way on long shared drive. Various restrictive covenants on land – This 7.38 acre piece of land sold for £175,000 in May 2022. This equates to 23,712 per acre.

¹⁷ We would note that the most up-to-date version of this map was published in 2010 therefore some land uses may have changed since the date of publishing.

- Land at Newdigate Rd, Rusper - This 12.96 acre piece of bare land sold for £250,000 in January 2022. This equates to £19,230 per acre.

6.17 These two deals indicate that pasture / agricultural land has transacted for between £19,230 and £23,712 per acre in West Sussex.

BLV's from Local Plan Viability Studies

6.18 We have undertaken a review of Local Plan Viability studies for neighbouring authorities to identify the benchmark land values which have been adopted for greenfield land. It should be noted that changes to the approach through the updated NPPF and PPG Viability came after the Dixon Searle Partnership study.

Table 6.2 - Benchmark Land Values - Neighbouring Authorities

Local Authority	Prepared by	EUV	Premium
Eastleigh	Dixon Searle Partnership - April 2018	Greenfield land values are typically around £100,000 and not exceeding £150,000 per gross acre (i.e. approx. £250,000 to maximum £370,000 per gross hectare). These represent the minimum land value likely to incentivise release for development under any circumstances in the Eastleigh Borough.	Not explicitly stated
Dorset Council	Three Dragon - May 2022	Large Greenfield sites £8,498 per acre £21,000 per hectare Paddock £23,876 per acre £59,000 per hectare	Modelled on 10, 15 and 20 x the EUV
Mid Sussex	HDH planning and development - May 2022	Agricultural £10,117 per acre £25,000 per hectare Paddock £20,234 per acre £50,000 per hectare	10 / 20 x the EUV.
East Hampshire	Adams Integra - January 2019	Agricultural lower £8,500 per acre £21,003 per hectare Agricultural higher £10,000 per acre £24,710 per hectare	Agricultural lower £121,408 per acre £300,000 per hectare (14x) Agricultural higher £202,347 per acre £500,000 per hectare (20x)

Source: Variety of Local Authorities, March 2023

- 6.19 A review of neighbouring authorities indicates that the EUV for agricultural land ranges between £8,500 and £10,000 per acre whilst the premium element ranges between 10 and 20 times the EUV.

Residential Development Land

- 6.20 The PPG on Viability states that *'Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners.'*¹⁸
- 6.21 Table 6.3 provides a summary of the residential development land deals which have taken place in Eastleigh. Where possible we have identified any adjustments which have been made in to reflect the cost of policy compliance.

Table 6.3 - Residential Development Land Deals

Address	Comments	Site Area	Value	Value per acre
Crowdhill Phase 3, Fair Oak.	Purchased by Bloor Homes in 2015. Planning permission for 185 units with 37% affordable housing.	27.92 acres (gross)	£8,440,000	£302,000 per gross acre. £45,621 per plot.
Sherecroft Farm, Botley	Purchased by Abri Housing Association in Q4 2022. Planning permission for 115 dwellings and commercial uses.	25.82 acres (gross)	£13,500,000	£525k per gross acre. £117,000 per plot.
Tars Farm, Church Lane, Barnham	Purchased by Barratt Homes in July 2022. Planning permission for 200 units comprising 140 private and 60 affordable dwellings. (30% affordable housing). Section 106 costs of £1.99m and other abnormal costs of £4.64m.	34.4 acres but only 14.1 is developable – 41%.	£21,500,000	£626k per acre (gross). £1.5m per net developable acre. £107,500 per plot.

¹⁸ Paragraph: 016 Reference ID: 10-016-20190509

Pembers Hill Farm, Mortimers Lane, Fair Oak, Eastleigh	Purchased by Drew Smith. Planning permission for 242 dwellings. JLL were instructed to prepare a VA for the scheme which concluded that the scheme was unable to provide any affordable housing or non-housing s106 contributions.	30.6 acres (Gross) comprising woodland, pasture, 2 dwellings and buildings associated with an equestrian stud farm business with a net developable area 15.8 acres	JLL have adopted a benchmark land value of £13,460,000 (purchase price)	£439,289 per gross acre £851,123 per net acre	The DVS report dated January 2017 adopted a BLV of 9,192,120 or £300,000 per gross acre /£581,779 per net acre
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Source: Eastleigh Borough Council & AspinallVerdi, March 2023

- 6.22 A review of residential development land deals in Eastleigh indicates that land has transacted for between £300,000 and £626,000 per gross acre which is substantially higher than the land value evidence from neighbouring local plan viability studies.

BLV Assessment

- 6.23 In accordance with the PPG the methodology for assessing the benchmark land value is based on 'the existing use value' (EUV) of the land plus a premium for the landowner.
- 6.24 We consider that an appropriate EUV is £15,000 per gross acre, taking into account the Natural England land classification and the Carter Jonas farmland market update. We note that this is low in comparison to the two deals we identified for greenfield agricultural land in West Sussex (average £21,471 per acre). We consider our assessment of the EUV to be conservative as the land which makes up the entire OPA site has development potential given its allocation for residential development under Policy HH1.
- 6.25 The BLV should also allow for a premium to the landowners that is considered reasonable whilst also reflecting the implications of abnormal, site-specific infrastructure costs and policy contributions. Table 10.2 provided a review of neighbouring local authorities plan viability studies which indicates that the premium ranges between 10 and 20 times the EUV. This is further corroborated in the Homes and Communities Agency (now Homes England) (in August 2010) consultation paper on transparent assumptions for Area Wide Viability Modelling¹⁹. This notes that, 'typically, this gap or premium will be expressed as a percentage over EUV for previously developed land and as a multiple of agricultural value for greenfield land'²⁰. For greenfield land, benchmarks tend to be in a range of 10 to 20 times agricultural value'.

¹⁹ The HCA Area Wide Viability Model, Annex 1 Transparent Viability Assumptions, August 2010, Consultation Version

²⁰ The HCA Area Wide Viability Model, Annex 1 Transparent Viability Assumptions, August 2010, Consultation Version para 3.3

- 6.26 Based on the evidence we have collected and taking into account the characteristics of the site (i.e. the required infrastructure costs, non-housing s106 contributions, existing buildings within the red line boundary), we consider that an appropriate land value would be in the region of £250,000 per gross acre (or £345,000 per net acre). On the basis of an EUV of £15,000 per gross acre, the premium would equate to 16.6x, which we consider takes into account the site characteristics. This is over the mid-point of the range typically referred to. We discuss the BLV further in section 7 in relation to the viability of the First Residential Parcel.

7 Appraisal Outputs and Sensitivity Analysis

- 7.1 We present below our conclusions with respect to the viability of this scheme and the ability to provide affordable housing and non-housing s106 contributions that the Council seeks in accordance with adopted policy.
- 7.2 The financial appraisals are provided at Appendix 6. The appraisals have been prepared on the basis of a fixed profit level and then exploring if and how much surplus is being generated which would be available for land purchase.
- 7.3 Financial appraisals for two scenarios have been prepared, along with sensitivity analysis, namely
- Scenario A - these appraisals include all the M4 (2) and (3) provisions required by local planning policy.
 - Scenario B - these appraisals do not include the M4 (3) provisions as we understand that One Horton Heath will not be complying to these standards.

Financial Appraisal Outturn - Scenario A

- 7.1 Table 7.1 below provides a summary of the key financial appraisal outturn for the scenario A appraisals.

Table 7.1 - Financial Appraisal Outturn - Scenario A

Item	Policy Compliant	100% Market Housing
Gross Development Value	£117,603,500	£134,744,000
Total Costs (ex. land and profit)	£134,766,817	£133,205,699
Profit	£17,759,835	£23,580,200
Residual Land Value	-£34,923,154	-£22,041,899

Source: AspinallVerdi, June 2023

- 7.2 The policy compliant appraisal produces a negative residual land value of -£34.9m whilst the 100% market housing appraisal produces a negative residual land value of -£22m.

Financial Appraisal Outturn - Scenario B

- 7.3 Table 7.2 below provides a summary of the key financial appraisal outturn for the scenario B appraisals which do not include the costs implications of meeting Part M4 (3) Building Regulations.

Table 7.2 - Financial Appraisal Outturn - Scenario B

Item	Policy Compliant	100% Market Housing
Gross Development Value	£117,603,500	£134,744,000
Total Costs (ex. land and profit)	£133,867,819	£132,793,142
Profit	£17,759,835	£23,580,200
Residual Land Value	-£34,024,154	-£21,629,342

Source: AspinallVerdi, May 2023

- 7.4 The policy compliant appraisal produces a negative residual land value of -£34m whilst the 100% market housing appraisal produces a negative residual land value of -£21.6m. The outturn reflects the costs saving related to the Part M4 (3) adaptations not being included.
- 7.5 Both sets of appraisals demonstrate that the scheme is fundamentally unviable and cannot deliver any of the affordable housing required by local planning policy. The main reasons for this are due to the substantial infrastructure and non-housing s106 costs which are required for the FRP and the wider OPA site.

Sensitivity Analysis

- 7.6 The RICS Practice Statement requires that all VAs and subsequent reviews must provide a sensitivity analysis of the results and an accompanying explanation and interpretation in respective calculations on viability, having regard to risks and an appropriate return(s). This is to:
- allow both the applicant and decision maker to consider how changes in inputs to a financial appraisal affect viability, and
 - understand the extent of these results, to arrive at an appropriate conclusion on viability of the application scheme.
- 7.7 This also forms part of an exercise to 'stand back' and apply a viability judgment to the outcome of a report. In this respect we have carried out a sensitivity analysis on both sets of appraisals.
- 7.8 We have prepared sensitivity analysis for both scenario's with the results and analysis set out below. The red circle in the tables below indicate the current residual land value and is the focus of the sensitivity analysis. The values in brackets indicate negative residual land values.

Policy Compliant Appraisal – Scenario A

- 7.9 The sensitivity analysis shows the impact of both the hard build costs and value fluctuations on the residual land value and the profit on GDV %.

Table 7.3 - Sensitivity Analysis of the Profit Amount - Policy Compliant

Construction: Rate /m ²					
Sales: Rate /m ²	-30.000%	-15.000%	0.000%	+15.000%	+30.000%
	1,141.00 /m ²	1,385.50 /m ²	1,630.00 /m ²	1,874.50 /m ²	2,119.00 /m ²
-30.000%	(£45,712,525) -55.529%	(£58,879,407) -71.523%	(£72,046,288) -87.517%	(£85,213,170) -103.511%	(£98,380,051) -119.506%
-15.000%	(£27,150,958) -27.161%	(£40,317,839) -40.333%	(£53,484,721) -53.505%	(£66,651,602) -66.676%	(£79,818,484) -79.848%
0.000%	(£8,589,391) -7.304%	(£21,756,272) -18.500%	(£34,923,154) -29.696%	(£48,090,035) -40.892%	(£61,256,917) -52.088%
+15.000%	£9,824,012 7.264%	(£3,194,705) -2.362%	(£16,361,586) -12.098%	(£29,528,468) -21.833%	(£42,695,349) -31.569%
+30.000%	£27,810,144 18.190%	£15,108,353 9.882%	£2,187,779 1.431%	(£10,966,900) -7.173%	(£24,133,782) -15.786%

Source: AspinallVerdi, June 2023

- 7.10 The sensitivity analysis shows that if the hard build costs remained the same, then the sales values would need to increase by more than 30% in order to achieve a residual land value above our assessment of the land value. If the hard build were to decrease by 30% then the sales values would need to increase by at least 10% in order to achieve a residual land value above our assessment of the land value. All of the other cost assumptions within our financial appraisals would need to remain the same.

100% Market Housing Appraisal – Scenario A

- 7.11 The sensitivity analysis shows the impact of both the hard build costs and value fluctuations on the residual land value and the profit on GDV %.

Table 7.4 - Sensitivity Analysis of the Profit Amount - 100% Market Housing

Construction: Rate /m ²					
Sales: Rate /m ²	-20.000%	-10.000%	0.000%	+10.000%	+20.000%
	1,304.00 /m ²	1,467.00 /m ²	1,630.00 /m ²	1,793.00 /m ²	1,956.00 /m ²
-20.000%	(£32,945,756) -30.563%	(£41,723,677) -38.706%	(£50,501,598) -46.850%	(£59,279,519) -54.993%	(£68,057,440) -63.136%
-10.000%	(£18,715,907) -15.433%	(£27,493,828) -22.672%	(£36,271,749) -29.910%	(£45,049,670) -37.148%	(£53,827,591) -44.387%
0.000%	(£4,486,058) -3.329%	(£13,263,979) -9.844%	(£22,041,900) -16.358%	(£30,819,821) -22.873%	(£39,597,742) -29.387%
+10.000%	£9,594,180 6.473%	£962,554 0.649%	(£7,812,051) -5.271%	(£16,589,972) -11.193%	(£25,367,893) -17.115%
+20.000%	£23,387,622 14.464%	£14,919,830 9.227%	£6,345,424 3.924%	(£2,360,123) -1.460%	(£11,138,044) -6.888%

Source: AspinallVerdi, June 2023

- 7.12 The sensitivity analysis shows that if the hard build costs remained the same, then the sales values would need to increase by up to 20% in order to achieve a residual land value above our assessment of the land value. If the hard build were to decrease by 20% then the sales values would need to increase by at least 5% in order to achieve a residual land value above our assessment of the land value. All of the other cost assumptions within our financial appraisals would need to remain the same.

Policy Compliant Appraisal – Scenario B

- 7.13 The sensitivity analysis shows the impact of both the hard build costs and value fluctuations on the residual land value and the profit on GDV %.

Table 7.5 - Sensitivity Analysis of the Profit Amount - Policy Compliant

Construction: Rate /m ²					
Sales: Rate /m ²	-30.000%	-15.000%	0.000%	+15.000%	+30.000%
	1,141.00 /m ²	1,385.50 /m ²	1,630.00 /m ²	1,874.50 /m ²	2,119.00 /m ²
-30.000%	(£44,813,527) -54.437%	(£57,980,409) -70.431%	(£71,147,290) -86.425%	(£84,314,172) -102.419%	(£97,481,053) -118.414%
-15.000%	(£26,251,960) -26.262%	(£39,418,841) -39.433%	(£52,585,723) -52.605%	(£65,752,604) -65.777%	(£78,919,486) -78.949%
0.000%	(£7,690,393) -6.539%	(£20,857,274) -17.735%	(£34,024,156) -28.931%	(£47,191,037) -40.127%	(£60,357,919) -51.323%
+15.000%	£10,702,483 7.913%	(£2,295,707) -1.697%	(£15,462,588) -11.433%	(£28,629,470) -21.169%	(£41,796,351) -30.904%
+30.000%	£28,668,528 18.752%	£15,981,758 10.453%	£3,076,469 2.012%	(£10,067,902) -6.585%	(£23,234,784) -15.198%

Source: AspinallVerdi, June 2023

100% Market Housing Appraisal – Scenario B

- 7.14 The sensitivity analysis shows the impact of both costs and value fluctuations on the residual land value and the profit on GDV %.

Table 7.6 - Sensitivity Analysis of the Profit Amount - 100% Market Housing

Sales: Rate /m ²	Construction: Rate /m ²				
	-20.000%	-10.000%	0.000%	+10.000%	+20.000%
	1,304.00 /m ²	1,467.00 /m ²	1,630.00 /m ²	1,793.00 /m ²	1,956.00 /m ²
-20.000%	(£32,533,199) -30.181%	(£41,311,120) -38.324%	(£50,089,041) -46.467%	(£58,866,962) -54.610%	(£67,644,883) -62.753%
-10.000%	(£18,303,350) -15.093%	(£27,081,271) -22.331%	(£35,859,192) -29.570%	(£44,637,113) -36.808%	(£53,415,034) -44.047%
0.000%	(£4,073,501) -3.023%	(£12,851,422) -9.538%	(£21,629,343) -16.052%	(£30,407,264) -22.567%	(£39,185,185) -29.081%
+10.000%	£9,997,316 6.745%	£1,370,379 0.925%	(£7,399,494) -4.992%	(£16,177,415) -10.915%	(£24,955,336) -16.837%
+20.000%	£23,783,825 14.709%	£15,320,642 9.475%	£6,750,885 4.175%	(£1,947,566) -1.204%	(£10,725,487) -6.633%

Source: AspinallVerdi, June 2023

- 7.15 The sensitivity analysis for both the policy compliant and 100% market housing appraisal shows that in order for the scheme to achieve a positive residual land there would need to be a 20% reduction in the hard build with sales values increasing by at least 10%.
- 7.16 In the current economic climate, the required reduction in the hard build costs and increase in values which would result in a positive residual land value above our assessment of the land value is highly improbable. Further to this, all of the other cost assumptions within our financial appraisals would need to remain the same. It is possible that further infrastructure will be required for water mitigation which may also increase the professional fees and contingency allowances.

Viability Conclusions

- 7.17 Based on our detailed analysis of both value and cost, we conclude that the scheme cannot deliver any of the affordable housing required by local planning policy. The scheme is however providing £6.48m of associated infrastructure works and £33.8m of non-housing s106 payments. These costs are having a significant impact on the schemes viability but will contribute towards providing the necessary infrastructure in order to deliver One Horton Heath.

Authorisation

7.18 Should you have any questions or queries in respect of any aspect of this report, please do not hesitate to contact AspinallVerdi.

7.19 For and on behalf of Aspinall Verdi Ltd:

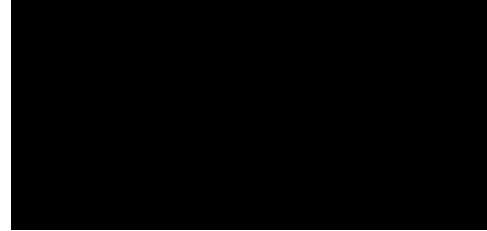
Yours faithfully

(checked by)



Matthew Wroe, MRICS
Senior Consultant

0113 243 6644
mattw@aspinallverdi.co.uk



Atam Verdi BSc (Hons) MRICS
RICS Registered Valuer
Director

0113 243 6644
atam@aspinallverdi.co.uk

Appendix 1 - Terms & Conditions

AspinallVerdi – Property Regeneration Consultants

Standard Terms of Appointment

Definitions

“AspinallVerdi” refers to Aspinall Verdi Limited trading as AspinallVerdi – Property Regeneration Consultants providing professional planning and surveying services for property development and regeneration.

“Client” refers to the client named in the Fee Proposal provided with these terms. In the case of sub-contract commissions, the Client is the lead contractor for these purposes.

“Fee Proposal” refers to any letter, email, proposal document, tender, Invitation To Negotiate, Invitation To Tender, bid submission etc., taken all together, containing a description of the scope of the services and professional fees.

Description of services to be provided

AspinallVerdi shall provide the services described within the Fee Proposal.

In the event of any inconsistency, the Fee Proposal will apply over these Standard Terms of Appointment.

Client's Obligations

The Client will provide in a timely manner all necessary information reasonably required, enabling AspinallVerdi to carry out the services during the appointment.

The Client acknowledges that AspinallVerdi is entitled to rely upon the accuracy, sufficiency and consistency of any information supplied to it by the Client. AspinallVerdi accepts no liability for any inaccuracies contained in any information provided by the Client or any third party on behalf of the Client.

The Client shall ensure that they have a representative authorised to make decisions on their behalf.

Unless otherwise specifically agreed, the Client authorises AspinallVerdi to speak to or meet with any other person it may need to contact in order to provide the services during the appointment.

Changes to the scope of instructions

The Client shall notify AspinallVerdi in writing of any instruction to vary the services.

Abortive work - AspinallVerdi reserves the right to make additional charges in the event that the scope of the services is modified during the appointment, or additional information is provided by the Client requiring additional or abortive work, or any other unforeseen circumstance prevents the timely completion of the appointment.

Unforeseen delays - Where information required to carry out the services is not provided by the Client in a timely manner, or any other unforeseen circumstance prevents the timely completion of the appointment, AspinallVerdi reserves the right to issue an interim invoice based on the tasks in the Fee Proposal that have been completed and/or by reference to time incurred (in hours/days) on the Client's behalf multiplied by the previously agreed hourly/daily rates.

Material variations - Where there are material variations to the scope of the appointment our professional fees will be based on an amended Fee Proposal or by reference to time incurred (in hours/days) on the Client's behalf multiplied by the previously agreed hourly/daily rates.

Additional meetings / conference calls – Where the Client requires additional formal meetings or conference calls in lieu of meetings over and above those specified in the Fee Proposal, these will be charged based on the agreed hourly/daily rates.

AspinallVerdi reserves the right to amend these terms of appointment as a consequence of any variation of the services.

Conflicts of Interest

AspinallVerdi will undertake a search of other clients, properties and roles to protect its Clients against any potential conflicts of interest that may exist within the firm.

AspinallVerdi employees must not accept or carry out any instruction where there may be, or reasonably construed to be, a conflict of interest.

If such a conflict of interest arises or becomes known after the instruction has been accepted, AspinallVerdi will withdraw from any instruction unless such conflict of interest is fully disclosed in writing to all relevant parties and all such parties agree that the instruction may be accepted or continued by AspinallVerdi.

Professional Fees

All fees for work carried out by AspinallVerdi will be as agreed in the Fee Proposal.

Disbursements

The Client will pay all incidental expenses incurred by AspinallVerdi, including without limitation: all travel expenses incurred, accommodation, subsistence, special delivery postage/carrier services, copying, Land Registry Title plans, Ordnance Survey plans, photography, advertising, professional photography, "For Sale / All Enquiries" Boards, printed brochure etc, unless otherwise agreed in the Fee Proposal.

Car mileage will be recharged at 0.55 pence per mile.

Any disbursements properly incurred but not yet processed at the time of any invoice will be invoiced separately.

Payment Terms

The Client shall pay the agreed fees and disbursements to AspinallVerdi for the performance of the services in such instalments as are set out in the Fee Proposal.

All fees and charges including disbursements are exclusive of Value Added Tax (VAT) which if due shall be paid concurrently in addition. VAT will be charged at the prevailing rate.

Payment shall be made within 30 days of the invoice date.

AspinallVerdi reserves the right to charge interest and debt recovery costs in respect of any amounts that remain unpaid after 30 days of the invoice date. Interest will be calculated at a rate of 4% a year above the Bank of England's base rate from time to time on any invoice which remains unpaid 30 days after the invoice date. Such interest will accrue on a daily basis.

Documentation

The copyright in all documents prepared by AspinallVerdi in providing the services shall remain the property of AspinallVerdi. Subject to payment by the Client of the fees properly due to AspinallVerdi under this agreement AspinallVerdi grants to the Client an irrevocable non-exclusive royalty-free licence to copy and use the documents for any purpose related to the project. The costs of copying any documents for the Client by AspinallVerdi shall be recharged to the Client.

AspinallVerdi shall not be liable for any use of the documents for any purpose other than that for which they were prepared and provided by AspinallVerdi or for any use by a third party.

No reliance will be placed by the Client on draft reports or other work products (oral or written) provided by AspinallVerdi as these may vary significantly from any final report or work product.

Intellectual Property

The Client will keep confidential and not disclose any methodologies and/or technology utilised by AspinallVerdi in providing the services.

AspinallVerdi does not normally release digital copies of spreadsheets, valuations and/or development appraisals, although hard copies and pdf copies can be provided.

AspinallVerdi is the beneficial owner of all Intellectual Property Rights arising out of or in connection with the provision of the services to the Client.

Reporting

Unless otherwise agreed, AspinallVerdi will provide an electronic pdf version of the final report/output.

AspinallVerdi reserves the right to charge for the production of paper copies or reports. Incidental expenses for additional paper copies will be recharged together with administration time for the preparation and collation of further reports.

AspinallVerdi reserves the right to charge for the production of 'Accessible reports' where these have not been specified by the Client from the outset.

Should the Client require AspinallVerdi to present the final report, the time costs and disbursements associated with this service will be recharged, unless otherwise agreed in the Fee Proposal.

Data Protection

As a result of AspinallVerdi's relationship with the Client, AspinallVerdi will hold personal data about individuals within the Client's business. AspinallVerdi will process that information only in connection with providing the services and for the purpose of contacting them about other services AspinallVerdi may offer i.e. our mutual legitimate business interests.

Assignment

Neither the Client nor AspinallVerdi shall assign the whole or any part of this agreement without the consent of the other in writing. Such consent shall not be unreasonably withheld.

Land and Property Agency Sales and Acquisitions:

Type of Agency

Unless otherwise agreed in writing, you appoint AspinallVerdi as a sole agent with sole selling rights for the duration of this agreement. Sole agent means that the Client agrees a not to appoint or employ any other agent for the purposes for which AspinallVerdi are so appointed during the course of this agreement and be that the sole agent has sole selling rights.

Sole Selling Rights

You are liable to pay remuneration to AspinallVerdi, in addition to any other costs or charges agreed, in each of the following circumstances:

if unconditional contracts for the sale of the property are exchanged in the period during which we have sole selling rights, even if the purchaser was not found by us but by another agent or by any other person, including yourself;

if unconditional contracts for the sale of the property are exchanged after the expiry of the period during which we have sole selling rights but to a purchaser who was introduced to you during that period or with whom we had negotiations about the property during that period.

Agency Period

The Client appoints AspinallVerdi from the date of this agreement for a minimum period of 6 calendar months, after which the agreement may be terminated by either party by giving the other 15 working days' notice in writing to this effect.

Agency Fees

AspinallVerdi's commission will be calculated as a percentage of the purchase price – as set out in the Fee Proposal, plus VAT.

AspinallVerdi will submit an invoice for our commission / fees to your solicitor on exchange of contracts. You shall, as soon as reasonably possible after instructing your solicitor to deal with your property sale, instruct your solicitor to provide us with an undertaking to pay our invoice from the monies held in your client account with your solicitor, and you shall confirm to us when this instruction has been provided. You agree that we may send our invoice direct to your solicitor for settlement, and that your solicitor is authorised to pay that invoice. However, for the avoidance of doubt, you remain fully liable for payment of the invoice for our commission / fees at all times and we may recover payment from you direct if we do not receive payment from your solicitor.

Our invoice is payable upon completion of the sale of the property, or by a payment schedule for a 'subject to planning' or other more complex land and/or development transaction as set out in the Fee Proposal.

Ready, Willing and Able Purchaser

A purchaser is a "ready, willing and able purchaser" if he / she is prepared and is able to exchange contracts for the purchase of your Property. You will be liable to pay remuneration to us, in addition to any other costs or charges agree. If such a purchaser is introduced by us in accordance with your instructions and this must be paid even if you subsequently withdraw and contracts for sale are not exchanged, irrespective of your reasons.

Referral and Introductory Fees

Where AspinallVerdi refer the Client or Land and/or Property to a third party in furtherance of the Clients objectives, business plan, economic plan, Local Plan etc., AspinallVerdi reserves the right to claim a reasonable fee or commission in respect of such service, referral, introduction which will be charged to the third party.

Vacant Properties

AspinallVerdi will not accept responsibility for the maintenance or repair of damage to the property at any time, or insurance of properties under their agency, unless specifically instructed to do so in writing.

Professional Indemnity insurance

AspinallVerdi is required to comply with the regulations of the Royal Institution of Chartered Surveyors and the Royal Town Planning Institute in respect of the maintenance of professional indemnity insurance.

The level of PI Insurance cover appropriate for the instruction being undertaken is limited to £5 million. AspinallVerdi shall on the written request of the Client provide evidence that PI insurance is in place.

AspinallVerdi's liability to the Client arising out of these terms of appointment shall be limited to the amount specified above. AspinallVerdi will not be liable for any consequential, special, indirect or exemplary damages, costs or losses or any damages, costs or losses attributable to lost profits or opportunities.

Liability of Employees

The duties and responsibilities owed to the Client are solely and exclusively those of AspinallVerdi. No employee of AspinallVerdi shall be liable to you for any loss or damage howsoever arising as a consequence of the acts or omissions of such employee (including negligent acts or omissions) save and to the extent that such loss or damage is caused by the fraud, dishonesty, wilful misconduct or unauthorised conduct on the part of such employee.

RICS Regulation

AspinallVerdi is regulated by the RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct for firms and all other applicable mandatory professional practice requirements of the RICS, which can be found at www.rics.org. As an RICS regulated firm we have committed to cooperating with the RICS in ensuring compliance with its standards. The firm's nominated RICS Responsible Principal is Atam Verdi, MRICS Chairman.

Complaints

In the event that the Client has a complaint the Client shall be entitled to have access to the complaints handling procedure maintained by AspinallVerdi, copies of which are available on request from a Director.

A dispute resolution service is available should the complaint not be settled satisfactorily between the parties.

Notice

Any notice to be given under this Agreement shall be in writing and delivered by hand or sent by recorded delivery post to the party at the address showing in this Agreement or to such an address as the other party may have specified from time to time by written notice to the other.

Suspension and Termination

If the Client materially breaches its obligations under this agreement AspinallVerdi may serve on the Client a notice specifying the breach and requiring its remedy within 28 days, and if the Client thereafter fails to remedy that breach within that period AspinallVerdi may terminate this agreement by giving written notice to the Client. The Client shall pay the fees and disbursements to AspinallVerdi for work incurred prior to the termination.

The Client has the right to terminate this agreement at any time on giving reasonable notice to AspinallVerdi and AspinallVerdi has the right to terminate this agreement at any time on giving reasonable notice to the Client.

If a conflict arises during the course of AspinallVerdi's work with the Client it may not be able to continue to act for the Client. If such a conflict arises AspinallVerdi will discuss the position with the Client and agree an appropriate course of action.

Law

English law shall apply to this agreement and if there is any dispute, the English courts will have exclusive jurisdiction.

Appendix 2 - Scheme Mix and Values

First Residential Parcel - Accommodation Schedule

Character Area	Plot No.	Phase	Outlet	House Type	Type	Beds	Person	Storey	GIA	GIAsqft	Carport	Parking	Ter/Dck/Bal
Southern Gateway Block A4	144	C	1	Apt-1	Accesible Flat	1	2	x	81.90	882	0	1	GF Terrace
The Avenue - Block F	290	B	5	Apt-1	Accessible Flat	1	2	x	80.60	868	0	1	GF Terrace
Cycle Greenway - Block E	249	B	4	Apt-1	Flat	1	2	x	53.50	576	0	1	GF Terrace
Cycle Greenway - Block E	252	B	4	Apt-1	Flat	1	2	x	53.50	576	0	1	FF Balcony
Cycle Greenway - Block E	255	B	4	Apt-1	Flat	1	2	x	53.50	576	0	1	SF Balcony
Southern Gateway Block A1	105	C	1	Apt-1	Flat	1	2	x	54.90	591	Ucroft	0	GF Bay
Southern Gateway Block A1	111	C	1	Apt-1	Flat	1	2	x	54.90	591	FOGshare	0	SF Bay
Southern Gateway Block A1	115	C	1	Apt-1	Flat	1	2	x	54.90	591	0	1	TF Bay
Southern Gateway Block A1	107	C	1	Apt-1	Flat	1	4	x	54.90	591	Ucroft	0	FF Bay
Southern Gateway Block A2	120	C	1	Apt-1	Flat	1	2	x	64.00	689	FOGshare	0	GF None
Southern Gateway Block A2	122	C	1	Apt-1	Flat	1	2	x	64.00	689	0	1	FF None
Southern Gateway Block A2	124	C	1	Apt-1	Flat	1	2	x	64.00	689	0	1	SF None
Southern Gateway Block A3	126	C	1	Apt-1	Flat	1	2	x	52.10	561	0	1	UGF Terrace
Southern Gateway Block A3	131	C	1	Apt-1	Flat	1	2	x	52.10	561	0	1	FF Balcony
Southern Gateway Block A3	136	C	1	Apt-1	Flat	1	2	x	52.10	561	0	1	SF Balcony
Southern Gateway Block A4	146	C	1	Apt-1	Flat	1	2	x	60.60	652	0	1	GF Terrace
Southern Gateway Block A4	147	C	1	Apt-1	Flat	1	2	x	56.60	609	0	1	FF Balcony
Southern Gateway Block A4	150	C	1	Apt-1	Flat	1	2	x	60.60	652	0	1	FF Balcony
Southern Gateway Block A4	151	C	1	Apt-1	Flat	1	2	x	56.60	609	0	1	SF Balcony
Southern Gateway Block A4	154	C	1	Apt-1	Flat	1	2	x	60.60	652	0	1	SF Balcony
Southern Gateway Block A4	155	C	1	Apt-1	Flat	1	2	x	56.60	609	0	1	TF Balcony
Southern Gateway Block A4	158	C	1	Apt-1	Flat	1	2	x	60.60	652	FOGshare	0	TF Balcony
The Avenue - Block D	235	A	2	Apt-1	Flat	1	2	x	53.40	575	0	1	GF Terrace
The Avenue - Block D	238	A	2	Apt-1	Flat	1	2	x	53.40	575	0	1	FF Balcony
The Avenue - Block D	241	A	2	Apt-1	Flat	1	2	x	53.40	575	0	1	SF Balcony
The Avenue - Block D	237	A	2	Apt-2	Flat	1	2	x	80.60	868	0	1	GF Terrace
The Avenue - Block F	293	B	5	Apt-1	Flat	1	2	x	68.10	733	0	1	GF Terrace
The Avenue - Block F	294	B	5	Apt-1	Flat	1	2	x	50.20	540	0	1	GF Terrace
The Avenue - Block F	298	B	5	Apt-1	Flat	1	2	x	68.10	733	0	1	FF Balcony
The Avenue - Block F	299	B	5	Apt-1	Flat	1	2	x	50.20	540	0	1	FF Balcony
The Avenue - Block F	303	B	5	Apt-1	Flat	1	2	x	50.20	540	0	1	SF Balcony
The Avenue Block B	166	A	2	Apt-1	Flat	1	2	x	53.90	580	0	1	FF Balcony
The Avenue Block B	170	A	2	Apt-1	Flat	1	2	x	56.50	608	0	1	FF Balcony
The Avenue Block B	171	A	2	Apt-1	Flat	1	2	x	53.90	580	0	1	SF Balcony
The Avenue Block B	176	A	2	Apt-1	Flat	1	2	x	53.90	580	0	1	TF Balcony
The Avenue Block B	165	A	2	Apt-1	Flat	1	2	x	56.50	608	0	1	GF Terrace
The Avenue Block B	175	A	2	Apt-1	Flat	1	2	x	56.50	608	0	1	SF Balcony
The Avenue Block B	180	A	2	Apt-1	Flat	1	2	x	56.50	608	0	1	TF Balcony
The Roughets	33	A	3	Mais-2	Maisonette - FF - B	1	2	x	60.40	650	0	1	
The Roughets	80	A	3	Mais-2	Maisonette - FF - B	1	2	x	60.40	650	0	1	
The Roughets	69	A	3	Mais-2	Maisonette - FF - B	1	2	x	60.40	650	0	1	
The Roughets	82	A	3	Mais-2	Maisonette - FF - B	1	2	x	60.40	650	0	2	
Toll Square	332	B	5	Mais-2	Maisonette - FF - B	1	2	x	60.40	650	0	1	
Toll Square	312	B	5	Mais-2	Maisonette - FF - B	1	2	x	60.40	650	0	1	
Toll Square	351	B	5	Mais-2	Maisonette - FF - B	1	2	x	60.40	650	0	1	
The Roughets	32	A	3	Mais-1	Maisonette - GF - B	1	2	x	46.10	496	0	1	
The Roughets	49	A	3	Mais-1	Maisonette - GF - B	1	2	x	46.10	496	0	1	
The Roughets	79	A	3	Mais-1	Maisonette - GF - B	1	2	x	46.10	496	0	1	
The Roughets	50	A	3	Mais-2	Maisonette - GF - B	1	2	x	60.40	650	0	1	
The Roughets	68	A	3	Mais-1	Maisonette - GF - B	1	2	x	46.10	496	0	1	
The Roughets	81	A	3	Mais-1	Maisonette - GF - B	1	2	x	46.10	496	0	2	
Toll Square	331	B	5	Mais-1	Maisonette - GF - B	1	2	x	46.10	496	0	1	
Toll Square	311	B	5	Mais-1	Maisonette - GF - B	1	2	x	46.10	496	0	1	
Toll Square	350	B	5	Mais-1	Maisonette - GF - B	1	2	x	46.10	496	0	1	
Cycle Greenway - Block E	250	B	4	Apt-2	Flat	2	4	x	80.60	868	0	1	GF Terrace
Cycle Greenway - Block E	251	B	4	Apt-2	Flat	2	4	x	80.60	868	0	1	GF Terrace
Cycle Greenway - Block E	253	B	4	Apt-2	Flat	2	4	x	80.60	868	0	1	FF Balcony
Cycle Greenway - Block E	254	B	4	Apt-2	Flat	2	4	x	80.60	868	0	1	FF Balcony
Cycle Greenway - Block E	256	B	4	Apt-2	Flat	2	4	x	80.60	868	0	1	SF Balcony
Cycle Greenway - Block E	257	B	4	Apt-2	Flat	2	4	x	80.60	868	0	1	SF Balcony
Southern Gateway Block A1	104	C	1	Apt-2	Flat	2	4	x	84.40	908	Ucroft	0	GF Terrace
Southern Gateway Block A1	108	C	1	Apt-2	Flat	2	4	x	79.70	858	Ucroft	0	FF Balcony
Southern Gateway Block A1	109	C	1	Apt-2	Flat	2	4	x	82.20	885	Ucroft	0	FF Balcony
Southern Gateway Block A1	110	C	1	Apt-2	Flat	2	4	x	80.64	868	Ucroft	0	FF Balcony
Southern Gateway Block A1	112	C	1	Apt-2	Flat	2	4	x	79.70	858	FOGshare	0	SF Balcony
Southern Gateway Block A1	113	C	1	Apt-2	Flat	2	4	x	82.20	885	FOGshare	0	SF Balcony
Southern Gateway Block A1	114	C	1	Apt-2	Flat	2	4	x	80.64	868	0	1	SF Balcony
Southern Gateway Block A1	116	C	1	Apt-2	Flat	2	4	x	79.70	858	0	1	TF Balcony
Southern Gateway Block A1	117	C	1	Apt-2	Flat	2	4	x	82.20	885	0	1	TF Balcony
Southern Gateway Block A1	118	C	1	Apt-2	Flat	2	4	x	80.64	868	0	1	TF Balcony
Southern Gateway Block A2	121	C	1	Apt-2	Flat	2	4	x	76.40	822	0	1	GF None
Southern Gateway Block A2	123	C	1	Apt-2	Flat	2	4	x	76.40	822	0	1	FF None
Southern Gateway Block A3	127	C	1	Apt-2	Flat	2	4	x	82.60	889	0	1	UGF Bay
Southern Gateway Block A3	128	C	1	Apt-2	Flat	2	4	x	86.20	928	0	1	UGF Balcony
Southern Gateway Block A3	129	C	1	Apt-2	Flat	2	4	x	101.90	1,097	0	1	UGF Balcony
Southern Gateway Block A3	130	C	1	Apt-2	Flat	2	4	x	99.30	1,069	0	1	UGF Balcony
Southern Gateway Block A3	132	C	1	Apt-2	Flat	2	4	x	82.60	889	0	1	FF Bay
Southern Gateway Block A3	133	C	1	Apt-2	Flat	2	4	x	86.20	928	0	1	FF Balcony
Southern Gateway Block A3	134	C	1	Apt-2	Flat	2	4	x	101.90	1,097	0	1	FF Balcony
Southern Gateway Block A3	135	C	1	Apt-2	Flat	2	4	x	99.30	1,069	0	1	FF Balcony
Southern Gateway Block A3	137	C	1	Apt-2	Flat	2	4	x	82.60	889	0	1	SF Bay
Southern Gateway Block A3	138	C	1	Apt-2	Flat	2	4	x	86.20	928	0	1	SF Balcony
Southern Gateway Block A3	139	C	1	Apt-2	Flat	2	4	x	101.90	1,097	0	1	SF Balcony
Southern Gateway Block A3	140	C	1	Apt-2	Flat	2	4	x	99.30	1,069	0	1	SF Balcony
Southern Gateway Block A3	141	C	1	Apt-2	Flat	2	4	x	114.70	1,235	0	1	TF Balcony
Southern Gateway Block A3	142	C	1	Apt-2	Flat	2	4	x	101.90	1,097	0	1	TF Balcony
Southern Gateway Block A3	143	C	1	Apt-2	Flat	2	4	x	99.30	1,069	0	1	TF Balcony
Southern Gateway Block A4	145	C	1	Apt-2	Flat	2	4	x	83.50	899	0	1	GF Terrace
Southern Gateway Block A4	148	C	1	Apt-2	Flat	2	4	x	81.80	880	0	1	FF Balcony
Southern Gateway Block A4	149	C	1	Apt-2	Flat	2	4	x	83.50	899	0	1	FF Balcony
Southern Gateway Block A4	152	C	1	Apt-2	Flat	2	4	x	81.80	880	0	1	SF Balcony
Southern Gateway Block A4	153	C	1	Apt-2	Flat	2	4	x	83.50	899	0	1	SF Balcony
Southern Gateway Block A4	156	C	1	Apt-2	Flat	2	4	x	81.80	880	0	1	TF Balcony
Southern Gateway Block A4	157	C	1	Apt-2	Flat	2	4	x	83.50	899	FOGshare	0	TF Balcony
The Avenue - Block C	222	A	2	Apt-2	Flat	2	4	x	80.60	868	0	1	GF Terrace
The Avenue - Block C	223	A	2	Apt-2	Flat	2	4	x	80.60	868	0	1	GF Terrace
The Avenue - Block C	224	A	2	Apt-2	Flat	2	4	x	79.30	854	0	1	GF Terrace
The Avenue - Block C	225	A	2	Apt-2	Flat	2	4	x	80.60	868	0	1	FF Balcony
The Avenue - Block C	226	A	2	Apt-2	Flat	2	4	x	80.60	868	0	1	FF Balcony
The Avenue - Block C	227	A	2	Apt-2	Flat	2	4	x	79.30	854	0	1	FF Balcony
The Avenue - Block C	228	A	2	Apt-2	Flat	2	4	x	80.60	868	0	1	SF Balcony

The Avenue - Block C	229	A	2	Apt-2	Flat	2	4	x	80.60	868	0	1	SF Balcony
The Avenue - Block C	230	A	2	Apt-2	Flat	2	4	x	79.30	854	0	1	SF Balcony
The Avenue - Block D	236	A	2	Apt-2	Flat	2	4	x	80.60	868	0	1	GF Terrace
The Avenue - Block D	239	A	2	Apt-2	Flat	2	4	x	80.60	868	0	1	FF Balcony
The Avenue - Block D	240	A	2	Apt-2	Flat	2	4	x	80.60	868	0	1	FF Balcony
The Avenue - Block D	242	A	2	Apt-2	Flat	2	4	x	80.60	868	0	1	SF Balcony
The Avenue - Block D	243	A	2	Apt-2	Flat	2	4	x	80.60	868	0	1	SF Balcony
The Avenue - Block F	291	B	5	Apt-2	Flat	2	4	x	83.10	894	0	1	GF Terrace
The Avenue - Block F	292	B	5	Apt-2	Flat	2	4	x	78.70	847	0	1	GF Terrace
The Avenue - Block F	295	B	5	Apt-2	Flat	2	4	x	80.60	868	0	1	FF Balcony
The Avenue - Block F	296	B	5	Apt-2	Flat	2	4	x	83.10	894	0	1	FF Balcony
The Avenue - Block F	297	B	5	Apt-2	Flat	2	4	x	78.70	847	0	1	FF Balcony
The Avenue - Block F	300	B	5	Apt-2	Flat	2	4	x	80.60	868	0	1	SF Balcony
The Avenue - Block F	301	B	5	Apt-2	Flat	2	4	x	83.10	894	0	1	SF Balcony
The Avenue - Block F	302	B	5	Apt-2	Flat	2	4	x	78.70	847	0	1	SF Balcony
The Avenue Block B	167	A	2	Apt-2	Flat	2	4	x	87.30	940	0	1	FF Balcony
The Avenue Block B	168	A	2	Apt-2	Flat	2	4	x	80.50	867	0	1	FF Balcony
The Avenue Block B	169	A	2	Apt-2	Flat	2	4	x	83.50	899	0	1	FF Balcony
The Avenue Block B	172	A	2	Apt-2	Flat	2	4	x	87.30	940	FOGshare	0	SF Balcony
The Avenue Block B	173	A	2	Apt-2	Flat	2	4	x	80.50	867	FOGshare	0	SF Balcony
The Avenue Block B	174	A	2	Apt-2	Flat	2	4	x	83.50	899	FOGshare	0	SF Balcony
The Avenue Block B	177	A	2	Apt-2	Flat	2	4	x	87.30	940	0	1	TF Balcony
The Avenue Block B	178	A	2	Apt-2	Flat	2	4	x	80.50	867	0	1	TF Balcony
The Avenue Block B	179	A	2	Apt-2	Flat	2	4	x	83.50	899	0	1	TF Balcony
The Avenue Block B	163	A	2	Apt-2	Flat	2	4	x	80.50	867	0	1	GF Terrace
The Avenue Block B	164	A	2	Apt-2	Flat	2	4	x	83.50	899	0	1	GF Terrace
The Avenue Block B	162	A	2	Apt-2	Accessible Flat	2	4	x	86.50	931	0	1	GF Terrace

Chalcroft Tolls	8	A	3	FOG(P)	FOG	2	4	FOG	97.50	1,049	FOGShare	0	
Chalcroft Tolls	9	A	3	FOG(A)	FOG	2	4	FOG	97.50	1,049	FOGShare	0	
Cycle Greenway	263	B	4	FOG(P)	FOG	2	4	FOG	97.50	1,049	FOGshare	0	
Cycle Greenway	264	B	4	FOG(P)	FOG	2	4	FOG	97.50	1,049	FOGshare	0	
Southern Gateway Block A1	106	C	1	FOG(P)	FOG	2	4	FOG	80.40	865	FOGshare	0	GF None
Southern Gateway Block A2	119	C	1	FOG(P)	FOG	2	4	FOG	74.50	802	FOGshare	0	FF None
Southern Gateway Block A5	159	C	1	FOG(A)	FOG	2	4	FOG	60.60	652	FOGshare	0	FF None
The Acre	209	A	2	FOG(A)	FOG	2	4	FOG	97.50	1,049	FOGshare	0	
The Avenue	282	B	4	FOG(P)	FOG	2	4	FOG	97.50	1,049	FOGshare	0	
The Avenue Block B	160	A	2	FOG(A)	FOG	2	4	FOG	74.50	802	FOGshare	0	FF None
Toll Square	317	B	5	FOG(P)	FOG	2	4	FOG	97.50	1,049	FOGshare	0	
Toll Square	353	B	5	FOG(P)	FOG	2	4	FOG	97.50	1,049	FOGshare	0	
Toll Square	367	B	5	FOG(A)	FOG	2	4	FOG	97.50	1,049	FOGshare	0	
Toll Square	368	B	5	FOG(A)	FOG	2	4	FOG	97.50	1,049	FOGshare	0	

Chalcroft Tolls	12	A	3	A1	EOT - Narrow	2	4	2	84.10	905	0	1	
Chalcroft Tolls	10	A	3	A1	EOT - Narrow	2	4	2	84.10	905	0	1	
The Acre	188	A	2	A1	EOT - Narrow	2	4	2	84.10	905	0	1	
The Acre	190	A	2	A1	EOT - Narrow	2	4	2	84.10	905	0	1	
The Acre	201	A	2	A1	EOT - Narrow	2	4	2	84.10	905	0	1	
The Acre	203	A	2	A1	EOT - Narrow	2	4	2	84.10	905	0	1	
The Avenue	246	B	4	A1	EOT - Narrow	2	4	2	84.10	905	0	1	
The Avenue	248	B	4	A1	EOT - Narrow	2	4	2	84.10	905	0	1	
The Roughets	92	A	3	A1	EOT - Narrow	2	4	2	84.10	905	0	1	
Chalcroft Tolls	347	B	5	A2	EOT - Wide	2	4	2	80.50	867	FOGshare	0	
Chalcroft Tolls	369	B	5	A2	EOT - Wide	2	4	2	80.50	867	0	1	
Chalcroft Tolls	371	B	5	A2	EOT - Wide	2	4	2	80.50	867	0	1	
The Acre	181	A	2	A2	EOT - Wide	2	4	2	80.50	867	0	1	
The Acre	206	A	2	A2	EOT - Wide	2	4	2	80.50	867	0	1	
The Acre	183	A	2	A2	EOT - Wide	2	4	2	80.50	867	0	1	
The Acre	204	A	2	A2	EOT - Wide	2	4	2	80.50	867	0	1	
The Roughets	71	A	3	A2	EOT - Wide	2	4	2	80.50	867	0	1	
The Roughets	94	A	3	A2	EOT - Wide	2	4	2	80.50	867	0	1	
Toll Square	354	B	5	A2	EOT - Wide	2	4	2	80.50	867	FOGshare	0	
Toll Square	356	B	5	A2	EOT - Wide	2	4	2	80.50	867	0	1	
Toll Square	349	B	5	A2	EOT - Wide	2	4	2	80.50	867	0	1	
The Roughets	27	A	3	A1	EOT Narrow	2	4	2	84.10	905	0	1	
The Roughets	29	A	3	A1	EOT Narrow	2	4	2	84.10	905	0	1	
The Acre	193	A	2	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	1	
The Acre	194	A	2	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	1	
The Acre	195	A	2	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	1	
The Acre	196	A	2	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	1	
The Acre	199	A	2	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	1	
The Acre	200	A	2	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	1	
The Acre	207	A	2	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	1	
The Acre	208	A	2	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	1	
The Roughets	53	A	3	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	2	
The Roughets	54	A	3	A1	Semi Detached - Narrow	2	4	2	84.10	905	1	1	
The Roughets	55	A	3	A1	Semi Detached - Narrow	2	4	2	84.10	905	1	1	
The Roughets	56	A	3	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	2	
The Roughets	76	A	3	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	2	
The Roughets	77	A	3	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	2	
The Roughets	64	A	3	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	1	
The Roughets	65	A	3	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	1	
The Roughets	63	A	3	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	1	
The Roughets	62	A	3	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	1	
The Roughets	98	C	1	A1	Semi Detached - Narrow	2	4	2	84.10	905	0	1	
The Acre	184	A	2	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Acre	185	A	2	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Avenue	244	B	4	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Avenue	245	B	4	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Avenue	310	B	5	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	4	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	FOGShare	0	
The Roughets	5	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	FOGShare	0	
The Roughets	6	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	7	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	30	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	31	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	35	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	36	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	46	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	47	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	83	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	1	1	

The Roughets	84	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	1	1	
The Roughets	34	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	48	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	52	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	67	A	3	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	96	C	1	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	97	C	1	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	100	C	1	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	102	C	1	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	103	C	1	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	101	C	1	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Roughets	99	C	1	A2	Semi Detached - Wide	2	4	2	80.50	867	0	2	
Toll Square	316	B	5	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
Toll Square	315	B	5	A2	Semi Detached - Wide	2	4	2	80.50	867	0	1	
The Avenue	309	B	5	A2	Semi Detached- Wide	2	4	2	80.50	867	0	1	
The Acre	182	A	2	A2	Terrace - Wide	2	4	2	80.50	867	0	1	
The Acre	205	A	2	A2	Terrace - Wide	2	4	2	80.50	867	0	1	
Chalcroft Tolls	11	A	3	A1	Terraced - Narrow	2	4	2	84.10	905	0	1	
The Acre	189	A	2	A1	Terraced - Narrow	2	4	2	84.10	905	0	1	
The Acre	202	A	2	A1	Terraced - Narrow	2	4	2	84.10	905	0	1	
The Avenue	247	B	4	A1	Terraced - Narrow	2	4	2	84.10	905	0	1	
The Roughets	93	A	3	A1	Terraced - Narrow	2	4	2	84.10	905	0	1	
Chalcroft Tolls	370	B	5	A2	Terraced - Wide	2	4	2	80.50	867	0	1	
The Roughets	70	A	3	A2	Terraced - Wide	2	4	2	80.50	867	0	1	
Toll Square	355	B	5	A2	Terraced - Wide	2	4	2	80.50	867	0	1	
Toll Square	348	B	5	A2	Terraced - Wide	2	4	2	80.50	867	0	1	
The Roughets	28	A	3	A1	Terraced Narrow	2	4	2	84.10	905	0	1	
Cycle Greenway	39	A	3	B2(P)	Detached	3	6	2	108.20	1,165	1	1	
Cycle Greenway	21	A	3	B3(P)	Detached	3	6	2.5	124.60	1,341	1	1	
Cycle Greenway	22	A	3	B3(P)	Detached	3	6	2.5	124.60	1,341	1	1	
Cycle Greenway	43	A	3	B2(P)	Detached	3	6	2	108.20	1,165	1	1	
Cycle Greenway	57	A	3	B2(A)	Detached	3	6	2	108.20	1,165	1	1	
Cycle Greenway	58	A	3	B2(A)	Detached	3	6	2	108.20	1,165	1	1	
The Acre	60	A	3	B2(P)	Detached	3	6	2	108.20	1,165	1	1	
The Acre	74	A	3	B2(P)	Detached	3	6	2	108.20	1,165	1	1	
The Acre	75	A	3	B2(P)	Detached	3	6	2	108.20	1,165	1	1	
The Acre	86	A	3	B2(P)	Detached	3	6	2	108.20	1,165	1	1	
The Acre	85	A	3	B2(P)	Detached	3	6	2	108.20	1,165	1	1	
The Acre	59	A	3	B2(A)	Detached	3	6	2	108.20	1,165	1	1	
The Acre	61	A	3	B2(P)	Detached	3	6	2	108.20	1,165	1	1	
The Avenue	304	B	5	B2(P)	Detached	3	6	2	108.20	1,165	1	1	
The Avenue	307	B	5	B2(A)	Detached	3	6	2	108.20	1,165	1	1	
The Avenue	308	B	5	D1(A)	Detached	3	6	2	116.90	1,258	0	2	
The Roughet	95	C	1	D1(P)	Detached	3	6	2	116.90	1,258	0	2	
The Roughets	40	A	3	B2(P)	Detached	3	6	2	108.20	1,165	1	1	
The Roughets	25	A	3	B3(P)	Detached	3	6	2.5	124.60	1,341	1	1	
The Roughets	26	A	3	B3(P)	Detached	3	6	2.5	124.60	1,341	1	1	
The Roughets	37	A	3	B3(P)	Detached	3	6	2.5	124.60	1,341	1	1	
The Roughets	38	A	3	B3(P)	Detached	3	6	2.5	124.60	1,341	1	1	
The Roughets	44	A	3	B3(P)	Detached	3	6	2.5	124.60	1,341	1	1	
The Roughets	45	A	3	B3(P)	Detached	3	6	2.5	124.60	1,341	1	1	
Toll Square	330	B	5	D1(P)	Detached	3	6	2	116.90	1,258	1	1	
Toll Square	333	B	5	D1(P)	Detached	3	6	2	116.90	1,258	0	2	
Toll Square	334	B	5	D1(P)	Detached	3	6	2	116.90	1,258	0	2	
Toll Square	352	B	5	D1(P)	Detached	3	6	2	116.90	1,258	0	2	
The Acre	89	A	3	B2(P)	Detached	3	6	2	108.20	1,165	1	1	
Chalcroft Tolls	13	A	3	F1(P)	EOT	3	6	3	125.30	1,349	0	2	SF Terrace
Chalcroft Tolls	15	A	3	F1(P)	EOT	3	6	3	125.30	1,349	1	1	SF Terrace
Chalcroft Tolls	16	A	3	F1(P)	EOT	3	6	3	125.30	1,349	1	1	SF Terrace
Chalcroft Tolls	18	A	3	F1(P)	EOT	3	6	3	125.30	1,349	0	2	SF Terrace
Chalcroft Tolls	274	B	4	F1(A)	EOT	3	6	3	125.30	1,349	0	2	SF Terrace
Chalcroft Tolls	276	B	4	F1(A)	EOT	3	6	3	125.30	1,349	0	2	SF Terrace
Cycle Greenway	260	B	4	B3(P)	EOT	3	6	2.5	124.60	1,341	0	2	
Cycle Greenway	262	B	4	B3(P)	EOT	3	6	2.5	124.60	1,341	FOGshare	1	
The Avenue	210	A	2	F1(P)	EOT	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	213	A	2	F1(P)	EOT	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	214	A	2	F1(P)	EOT	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	217	A	2	F1(P)	EOT	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	218	A	2	F1(P)	EOT	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	221	A	2	F1(P)	EOT	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	324	B	5	B3(P)	EOT	3	6	2.5	124.60	1,341	0	2	
The Avenue	327	B	5	B3(P)	EOT	3	6	2.5	124.60	1,341	0	2	
The Avenue	376	B	5	B3(P)	EOT	3	6	2.5	124.60	1,341	2	0	
The Avenue	379	B	5	B3(P)	EOT	3	6	2.5	124.60	1,341	FOGshare	1	
The Avenue	318	B	5	F1(P)	EOT	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	321	B	5	F1(P)	EOT	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	322	B	5	B3(P)	EOT	3	6	2.5	124.60	1,341	0	2	
The Avenue	325	B	5	B3(P)	EOT	3	6	2.5	124.60	1,341	FOGshare	1	
The Avenue	378	B	5	B3(P)	EOT	3	6	2.5	124.60	1,341	0	2	
The Avenue	381	B	5	B3(P)	EOT	3	6	2.5	124.60	1,341	0	2	
Chalcrift Tolls	358	B	5	C1(P)	Link Detached	3	6	2	126.70	1,364	1	1	FF Deck
Chalcrift Tolls	362	B	5	C1(P)	Link Detached	3	6	2	126.70	1,364	1	1	FF Deck
Chalcrift Tolls	359	B	5	C1(A)	Link Detached	3	6	2	126.70	1,364	1	1	FF Deck
Chalcroft Tolls	344	B	5	C1(P)	Link Detached	3	6	2	126.70	1,364	1	1	FF Deck
Chalcroft Tolls	345	B	5	C1(P)	Link Detached	3	6	2	126.70	1,364	1	1	FF Deck
Chalcroft Tolls	346	B	5	C1(P)	Link Detached	3	6	2	126.70	1,364	1	1	FF Deck
Chalcroft Tolls	361	B	5	C1(P)	Link Detached	3	6	2	126.70	1,364	1	1	FF Deck
Chalcroft Tolls	360	B	5	C1(A)	Link Detached	3	6	2	126.70	1,364	1	1	FF Deck
Toll Square	357	B	5	C1(P)	Link Detached	3	6	2	126.70	1,364	1	1	FF Deck
Chalcrift Tolls	363	B	5	B3(A)	Semi Detached	3	6	2.5	124.60	1,341	0	2	
Chalcroft Tolls	19	A	3	F1(P)	Semi Detached	3	6	3	125.30	1,349	0	2	SF Terrace
Chalcroft Tolls	270	B	4	B3(P)	Semi Detached	3	6	2.5	124.60	1,341	0	2	
Cycle Greenway	23	A	3	C1(P)	Semi Detached	3	6	2	126.70	1,364	1	1	
Cycle Greenway	24	A	3	C1(P)	Semi Detached	3	6	2	126.70	1,364	1	1	
Cycle Greenway	42	A	3	B2(A)	Semi Detached	3	6	2	108.20	1,165	1	1	

Cycle Greenway	258	B	4	B3(P)	Semi Detached	3	6	2.5	124.60	1,341	0	2	
Cycle Greenway	259	B	4	B3(P)	Semi Detached	3	6	2.5	124.60	1,341	0	2	
Cycle Greenway	265	B	4	B3(P)	Semi Detached	3	6	2.5	124.60	1,341	0	2	
Cycle Greenway	266	B	4	B3(P)	Semi Detached	3	6	2.5	124.60	1,341	0	2	
Cycle Greenway	267	B	4	B3(P)	Semi Detached	3	6	2.5	124.60	1,341	FOGshare	1	
Cycle Greenway	268	B	4	B3(P)	Semi Detached	3	6	2.5	124.60	1,341	2xFOGshre	0	
Cycle Greenway	269	B	4	B3(P)	Semi Detached	3	6	2.5	124.60	1,341	0	2	
The Acre	197	A	2	F1(P)	Semi Detached	3	6	3	125.30	1,349	0	2	SF Terrace
The Acre	198	A	2	F1(P)	Semi Detached	3	6	3	125.30	1,349	0	2	SF Terrace
The Acre	87	A	3	B2(P)	Semi Detached	3	6	2	108.20	1,165	1	1	
The Avenue	284	B	4	B3(P)	Semi Detached	3	6	2.5	124.60	1,341	0	2	
The Avenue	285	B	4	F1(P)	Semi Detached	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	286	B	4	F1(P)	Semi Detached	3	6	3	125.30	1,349	FOGshare	2	SF Terrace
The Avenue	280	B	4	B3(P)	Semi Detached	3	6	2.5	124.60	1,341	0	2	
The Avenue	281	B	4	B3(P)	Semi Detached	3	6	2.5	124.60	1,341	0	2	
The Avenue	283	B	4	B3(P)	Semi Detached	3	6	2.5	124.60	1,341	0	2	
The Avenue	305	B	5	B2(P)	Semi Detached	3	6	2	108.20	1,165	1	1	
The Avenue	306	B	5	B2(A)	Semi Detached	3	6	2	108.20	1,165	1	1	
The Roughets	66	A	3	D1(P)	Semi Detached	3	6	2	116.90	1,258	0	2	
The Roughets	78	A	3	D1(P)	Semi Detached	3	6	2	116.90	1,258	0	2	
The Roughets	41	A	3	B2(A)	Semi Detached	3	6	2	108.20	1,165	1	1	
The Roughets	51	A	3	D1(A)	Semi Detached	3	6	2	116.90	1,258	0	2	
Toll Square	313	B	5	B3(P)	Semi Detached	3	6	2.5	124.60	1,341	1	1	
Toll Square	314	B	5	B3(P)	Semi Detached	3	6	2.5	124.60	1,341	1	1	
Toll Square	365	B	5	D1(P)	Semi Detached	3	6	2	116.90	1,258	0	2	
Toll Square	366	B	5	D1(P)	Semi Detached	3	6	2	116.90	1,258	0	2	
Toll Square	364	B	5	B3(A)	Semi Detached	3	6	2.5	124.60	1,341	0	2	
The Acre	88	A	3	B2(P)	Semi Detached	3	6	2	108.20	1,165	1	1	
Chalcroft Tolls	342	B	5	F1(P)	Terrace	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	342a	B	5	F1(P)	Terrace	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	287	B	4	F1(A)	Terrace	3	6	3	125.30	1,349	2xFOGshre	2	SF Terrace
The Avenue	288	B	4	F1(A)	Terrace	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	289	B	4	F1(A)	Terrace	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	336	B	5	C1(A)	Terrace	3	6	2	126.70	1,364	0	2	
The Avenue	337	B	5	C1(A)	Terrace	3	6	2	126.70	1,364	0	2	
The Avenue	338	B	5	C1(A)	Terrace	3	6	2	126.70	1,364	0	2	
The Avenue	339	B	5	C1(A)	Terrace	3	6	2	126.70	1,364	0	2	
The Avenue	340	B	5	C1(A)	Terrace	3	6	2	126.70	1,364	0	2	
The Avenue	335	B	5	D1(A)	Terrace	3	6	2	116.90	1,258	0	2	
Chalcroft Tolls	2	A	3	F1(P)	Terraced	3	6	3	125.30	1,349	1	1	SF Terrace
Chalcroft Tolls	14	A	3	F1(P)	Terraced	3	6	3	125.30	1,349	0	2	SF Terrace
Chalcroft Tolls	17	A	3	F1(P)	Terraced	3	6	3	125.30	1,349	0	2	SF Terrace
Chalcroft Tolls	272	B	4	F1(P)	Terraced	3	6	3	125.30	1,349	0	2	SF Terrace
Chalcroft Tolls	275	B	4	F1(A)	Terraced	3	6	3	125.30	1,349	0	2	SF Terrace
Cycle Greenway	261	B	4	B3(P)	Terraced	3	6	2.5	124.60	1,341	0	2	
The Avenue	211	A	2	F1(P)	Terraced	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	212	A	2	F1(P)	Terraced	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	215	A	2	F1(P)	Terraced	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	216	A	2	F1(P)	Terraced	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	219	A	2	F1(P)	Terraced	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	220	A	2	F1(P)	Terraced	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	319	B	5	F1(P)	Terraced	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	373	B	5	F1(P)	Terraced	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	374	B	5	F1(P)	Terraced	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	323	B	5	B3(P)	Terraced	3	6	2.5	124.60	1,341	FOGshare	1	
The Avenue	326	B	5	B3(P)	Terraced	3	6	2.5	124.60	1,341	FOGshare	1	
The Avenue	377	B	5	B3(P)	Terraced	3	6	2.5	124.60	1,341	0	2	
The Avenue	380	B	5	B3(P)	Terraced	3	6	2.5	124.60	1,341	2xFOGshre	0	
The Avenue	320	B	5	F1(P)	Terraced	3	6	3	125.30	1,349	0	2	SF Terrace
The Avenue	231	A	2	C3	Detached	4	8	2.5	170.90	1,840	1	1	
The Avenue	234	A	2	C3	Detached	4	8	2.5	170.90	1,840	1	1	
Chalcroft Tolls	273	B	4	H2	EOT Narrow	4	8	3	150.10	1,616	0	2	
Chalcroft Tolls	271	B	4	H1	EOT Wide	4	8	3	151.70	1,633	0	2	
Chalcroft Tolls	277	B	4	H1	EOT Wide	4	8	3	151.70	1,633	2	0	
Chalcroft Tolls	279	B	4	H1	EOT Wide	4	8	3	151.70	1,633	2	0	
Chalcroft Tolls	341	B	5	H1	EOT Wide	4	8	3	151.70	1,633	0	2	
Chalcroft Tolls	343	B	5	H1	EOT Wide	4	8	3	151.70	1,633	0	2	
Chalcroft Tolls	372	B	5	H2	EOT Wide	4	8	3	150.10	1,616	0	2	
The Avenue	375	B	5	H2	EOT Wide	4	8	3	150.10	1,616	2	0	
The Avenue	232	A	2	C3	Semi Detached	4	8	2.5	170.90	1,840	1	1	
The Avenue	233	A	2	C3	Semi Detached	4	8	2.5	170.90	1,840	1	1	
The Roughets	90	A	3	C3	Semi Detached	4	8	2.5	170.90	1,840	1	1	
The Roughets	91	A	3	C3	Semi Detached	4	8	2.5	170.90	1,840	1	1	
The Acre	186	A	2	H2	Semi Detached Narrow	4	8	3	150.10	1,616	0	2	
The Acre	187	A	2	H2	Semi Detached Narrow	4	8	3	150.10	1,616	0	2	
The Acre	191	A	2	H2	Semi Detached Narrow	4	8	3	150.10	1,616	0	2	
The Acre	192	A	2	H2	Semi Detached Narrow	4	8	3	150.10	1,616	0	2	
The Acre	72	A	3	H2	Semi Detached Narrow	4	8	3	150.10	1,616	0	2	
The Acre	73	A	3	H2	Semi Detached Narrow	4	8	3	150.10	1,616	0	2	
The Avenue	328	B	5	H2	Semi Detached Narrow	4	8	3	150.10	1,616	0	2	
The Avenue	329	B	5	H2	Semi Detached Narrow	4	8	3	150.10	1,616	0	2	
The Avenue	382	B	5	H2	Semi Detached Narrow	4	8	3	150.10	1,616	0	2	
The Avenue	383	B	5	H2	Semi Detached Narrow	4	8	3	150.10	1,616	0	2	
Chalcroft Tolls	1	A	3	H1	Semi Detached Wide	4	8	3	151.70	1,633	1	1	
Chalcroft Tolls	20	A	3	H1	Semi Detached Wide	4	8	3	151.70	1,633	2	0	
Chalcroft Tolls	278	B	4	H2	Terraced Narrow	4	8	3	150.10	1,616	2	0	
381									37,173.72	400,137.92			

First Residential Parcel
Policy Compliant Housing Mix

Character Area	Plot No.	Phase	Tenure	House Type	Type	Beds	Person	Storey	SELECT			Carport	Parking	Ter/Dck/Bal	Asking Price
									Standard	Plus +					
									GIA	GIA m2	GIAsqft				
The Avenue - Block D	235	A	OMS	Apt-1	Flat	1	2	x	-	53.40	575	0	1	GF Terrace	£200,000
The Avenue - Block D	238	A	OMS	Apt-1	Flat	1	2	x	-	53.40	575	0	1	FF Balcony	£200,000
The Avenue - Block D	241	A	OMS	Apt-1	Flat	1	2	x	-	53.40	575	0	1	FF Balcony	£200,000
The Avenue - Block D	237	A	OMS	Apt-2	Flat	1	2	x	-	80.60	868	0	1	GF Terrace	£200,000
The Avenue Block B	165	A	OMS	Apt-1	Flat	1	2	x	-	56.50	608	0	1	GF Terrace	£200,000
The Roughets	33	A	OMS	Mais-2	Maisonette - FF - B	1	2	x	-	60.40	650	0	1		£200,000
The Roughets	80	A	OMS	Mais-2	Maisonette - FF - B	1	2	x	-	60.40	650	0	1		£200,000
The Roughets	32	A	OMS	Mais-1	Maisonette - GF - B	1	2	x	-	46.10	496	0	1		£200,000
The Roughets	49	A	OMS	Mais-1	Maisonette - GF - B	1	2	x	-	46.10	496	0	1		£200,000
The Roughets	79	A	OMS	Mais-1	Maisonette - GF - B	1	2	x	-	46.10	496	0	1		£200,000
The Roughets	50	A	OMS	Mais-2	Maisonette - GF - B	1	2	x	-	60.40	650	0	1		£200,000
The Acre	188	A	OMS	A1	EOT - Narrow	2	4	2	-	84.10	905	0	1		£345,000
The Acre	190	A	OMS	A1	EOT - Narrow	2	4	2	-	84.10	905	0	1		£345,000
The Roughets	71	A	OMS	A2	EOT - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Avenue - Block D	236	A	OMS	Apt-2	Flat	2	4	x	-	80.60	868	0	1	GF Terrace	£280,000
The Avenue - Block D	239	A	OMS	Apt-2	Flat	2	4	x	-	80.60	868	0	1	FF Balcony	£280,000
The Avenue - Block D	240	A	OMS	Apt-2	Flat	2	4	x	-	80.60	868	0	1	FF Balcony	£280,000
The Avenue - Block D	242	A	OMS	Apt-2	Flat	2	4	x	-	80.60	868	0	1	SF Balcony	£280,000
The Avenue - Block D	243	A	OMS	Apt-2	Flat	2	4	x	-	80.60	868	0	1	SF Balcony	£280,000
The Avenue Block B	163	A	OMS	Apt-2	Flat	2	4	x	-	80.50	867	0	1	GF Terrace	£280,000
The Avenue Block B	164	A	OMS	Apt-2	Flat	2	4	x	-	83.50	899	0	1	GF Terrace	£280,000
Chalcroft Tolls	8	A	OMS	FOG(P)	FOG	2	4	FOG	-	97.50	1,049	FOGShare	0		£300,000
The Acre	193	A	OMS	A1	Semi Detached - Narrow	2	4	2	-	84.10	905	0	1		£345,000
The Acre	194	A	OMS	A1	Semi Detached - Narrow	2	4	2	-	84.10	905	0	1		£345,000
The Acre	195	A	OMS	A1	Semi Detached - Narrow	2	4	2	-	84.10	905	0	1		£345,000
The Acre	196	A	OMS	A1	Semi Detached - Narrow	2	4	2	-	84.10	905	0	1		£345,000
The Roughets	53	A	OMS	A1	Semi Detached - Narrow	2	4	2	-	84.10	905	0	2		£345,000
The Roughets	54	A	OMS	A1	Semi Detached - Narrow	2	4	2	-	84.10	905	1	1		£345,000
The Roughets	55	A	OMS	A1	Semi Detached - Narrow	2	4	2	-	84.10	905	1	1		£345,000
The Roughets	56	A	OMS	A1	Semi Detached - Narrow	2	4	2	-	84.10	905	0	2		£345,000
The Roughets	76	A	OMS	A1	Semi Detached - Narrow	2	4	2	-	84.10	905	0	2		£345,000
The Roughets	77	A	OMS	A1	Semi Detached - Narrow	2	4	2	-	84.10	905	0	2		£345,000
The Roughets	64	A	OMS	A1	Semi Detached - Narrow	2	4	2	-	84.10	905	0	1		£345,000
The Roughets	65	A	OMS	A1	Semi Detached - Narrow	2	4	2	-	84.10	905	0	1		£345,000
The Acre	184	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Acre	185	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	4	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	FOGShare	0		£345,000
The Roughets	5	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	FOGShare	0		£345,000
The Roughets	6	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	7	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	30	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	31	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	35	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	36	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	46	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	47	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	83	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	1	1		£345,000
The Roughets	84	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	1	1		£345,000
The Roughets	34	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	48	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	52	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	67	A	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Acre	189	A	OMS	A1	Terraced - Narrow	2	4	2	-	84.10	905	0	1		£345,000
The Roughets	70	A	OMS	A2	Terraced - Wide	2	4	2	-	80.50	867	0	1		£345,000
Cycle Greenway	39	A	OMS	B2(P)	Detached	3	6	2	-	108.20	1,165	1	1		£435,000
The Roughets	40	A	OMS	B2(P)	Detached	3	6	2	-	108.20	1,165	1	1		£435,000
The Acre	60	A	OMS	B2(P)	Detached	3	6	2	-	108.20	1,165	1	1		£435,000
The Acre	61	A	OMS	B2(P)	Detached	3	6	2	-	108.20	1,165	1	1		£435,000
The Acre	74	A	OMS	B2(P)	Detached	3	6	2	-	108.20	1,165	1	1		£435,000
The Acre	75	A	OMS	B2(P)	Detached	3	6	2	-	108.20	1,165	1	1		£435,000
The Acre	86	A	OMS	B2(P)	Detached	3	6	2	-	108.20	1,165	1	1		£435,000
Cycle Greenway	21	A	OMS	B3(P)	Detached	3	6	2.5	-	124.60	1,341	1	1		£435,000
Cycle Greenway	22	A	OMS	B3(P)	Detached	3	6	2.5	-	124.60	1,341	1	1		£435,000
The Roughets	25	A	OMS	B3(P)	Detached	3	6	2.5	-	124.60	1,341	1	1		£435,000
The Roughets	26	A	OMS	B3(P)	Detached	3	6	2.5	-	124.60	1,341	1	1		£435,000
The Roughets	37	A	OMS	B3(P)	Detached	3	6	2.5	-	124.60	1,341	1	1		£435,000
The Roughets	38	A	OMS	B3(P)	Detached	3	6	2.5	-	124.60	1,341	1	1		£435,000
The Roughets	44	A	OMS	B3(P)	Detached	3	6	2.5	-	124.60	1,341	1	1		£435,000
The Roughets	45	A	OMS	B3(P)	Detached	3	6	2.5	-	124.60	1,341	1	1		£435,000
Cycle Greenway	43	A	OMS	B2(P)	Detached	3	6	2	-	108.20	1,165	1	1		£435,000
The Acre	85	A	OMS	B2(P)	Detached	3	6	2	-	108.20	1,165	1	1		£435,000
The Acre	89	A	OMS	B2(P)	Detached	3	6	2	-	108.20	1,165	1	1		£435,000
The Avenue	210	A	OMS	F1(P)	EOT	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	213	A	OMS	F1(P)	EOT	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	214	A	OMS	F1(P)	EOT	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	217	A	OMS	F1(P)	EOT	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	218	A	OMS	F1(P)	EOT	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	221	A	OMS	F1(P)	EOT	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
Chalcroft Tolls	13	A	OMS	F1(P)	EOT	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
Chalcroft Tolls	15	A	OMS	F1(P)	EOT	3	6	3	-	125.30	1,349	1	1	SF Terrace	£435,000
Chalcroft Tolls	16	A	OMS	F1(P)	EOT	3	6	3	-	125.30	1,349	1	1	SF Terrace	£435,000
Chalcroft Tolls	18	A	OMS	F1(P)	EOT	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Acre	197	A	OMS	F1(P)	Semi Detached	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Acre	198	A	OMS	F1(P)	Semi Detached	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Acre	87	A	OMS	B2(P)	Semi Detached	3	6	2	-	108.20	1,165	1	1		£435,000
Chalcroft Tolls	19	A	OMS	F1(P)	Semi Detached	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
Cycle Greenway	23	A	OMS	C1(P)	Semi Detached	3	6	2	-	126.70	1,364	1	1		£435,000
Cycle Greenway	24	A	OMS	C1(P)	Semi Detached	3	6	2	-	126.70	1,364	1	1		£435,000
The Roughets	66	A	OMS	D1(P)	Semi Detached	3	6	2	-	116.90	1,258				

Chalcroft Tolls	2	A	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	1	1	SF Terrace	£435,000	
Chalcroft Tolls	14	A	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000	
Chalcroft Tolls	17	A	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000	
The Avenue	231	A	OMS	C3	Detached	4	8	2.5	-	170.90	1,840	1	1		£540,000	
The Avenue	234	A	OMS	C3	Detached	4	8	2.5	-	170.90	1,840	1	1		£540,000	
The Avenue	232	A	OMS	C3	Semi Detached	4	8	2.5	-	170.90	1,840	1	1		£540,000	
The Avenue	233	A	OMS	C3	Semi Detached	4	8	2.5	-	170.90	1,840	1	1		£540,000	
The Roughets	90	A	OMS	C3	Semi Detached	4	8	2.5	-	170.90	1,840	1	1		£540,000	
The Roughets	91	A	OMS	C3	Semi Detached	4	8	2.5	-	170.90	1,840	1	1		£540,000	
The Acre	186	A	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000	
The Acre	187	A	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000	
The Acre	191	A	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000	
The Acre	192	A	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000	
The Acre	72	A	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000	
The Acre	73	A	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000	
Chalcroft Tolls	1	A	OMS	H1	Semi Detached Wide	4	8	3	-	151.70	1,633	1	1		£540,000	
Chalcroft Tolls	20	A	OMS	H1	Semi Detached Wide	4	8	3	-	151.70	1,633	2	0		£540,000	
114										11,921.20						£44,105,000
The Avenue Block B	166	A	AR	Apt-1	Flat	1	2	x	53.90	-	580	0	1	FF Balcony	£110,000	
The Avenue Block B	170	A	AR	Apt-1	Flat	1	2	x	56.50	-	608	0	1	FF Balcony	£110,000	
The Avenue Block B	171	A	AR	Apt-1	Flat	1	2	x	53.90	-	580	0	1	SF Balcony	£110,000	
The Avenue Block B	175	A	AR	Apt-1	Flat	1	2	x	56.50	-	608	0	1	SF Balcony	£110,000	
The Avenue Block B	176	A	AR	Apt-1	Flat	1	2	x	53.90	-	580	0	1	TF Balcony	£110,000	
The Avenue Block B	180	A	AR	Apt-1	Flat	1	2	x	56.50	-	608	0	1	TF Balcony	£110,000	
The Roughets	68	A	AR	Mais-1	Maisonette - GF - B	1	2	x	46.10	-	496	0	1		£110,000	
The Roughets	81	A	AR	Mais-1	Maisonette - GF - B	1	2	x	46.10	-	496	0	2		£110,000	
The Roughets	69	A	AR	Mais-2	Maisonette - FF - B	1	2	x	60.40	-	650	0	1		£110,000	
The Roughets	82	A	AR	Mais-2	Maisonette - FF - B	1	2	x	60.40	-	650	0	2		£110,000	
The Acre	201	A	AR	A1	EOT - Narrow	2	4	2	84.10	-	905	0	1		£189,750	
The Acre	202	A	AR	A1	Terraced - Narrow	2	4	2	84.10	-	905	0	1		£189,750	
The Acre	203	A	AR	A1	EOT - Narrow	2	4	2	84.10	-	905	0	1		£189,750	
The Acre	181	A	AR	A2	EOT - Wide	2	4	2	80.50	-	867	0	1		£189,750	
The Acre	182	A	AR	A2	Terrace - Wide	2	4	2	80.50	-	867	0	1		£189,750	
The Acre	205	A	AR	A2	Terrace - Wide	2	4	2	80.50	-	867	0	1		£189,750	
The Acre	206	A	AR	A2	EOT - Wide	2	4	2	80.50	-	867	0	1		£189,750	
The Avenue Block B	162	A	AR	Apt-2	Accessible Flat	2	4	x	86.50	-	931	0	1	GF Terrace	£154,000	
The Avenue Block B	167	A	AR	Apt-2	Flat	2	4	x	87.30	-	940	0	1	FF Balcony	£154,000	
The Avenue Block B	168	A	AR	Apt-2	Flat	2	4	x	80.50	-	867	0	1	FF Balcony	£154,000	
The Avenue Block B	169	A	AR	Apt-2	Flat	2	4	x	83.50	-	899	0	1	FF Balcony	£154,000	
The Avenue Block B	172	A	AR	Apt-2	Flat	2	4	x	87.30	-	940	FOGshare	0	SF Balcony	£154,000	
The Avenue Block B	173	A	AR	Apt-2	Flat	2	4	x	80.50	-	867	FOGshare	0	SF Balcony	£154,000	
The Avenue Block B	174	A	AR	Apt-2	Flat	2	4	x	83.50	-	899	FOGshare	0	SF Balcony	£154,000	
The Avenue Block B	177	A	AR	Apt-2	Flat	2	4	x	87.30	-	940	0	1	TF Balcony	£154,000	
The Avenue Block B	178	A	AR	Apt-2	Flat	2	4	x	80.50	-	867	0	1	TF Balcony	£154,000	
The Avenue Block B	179	A	AR	Apt-2	Flat	2	4	x	83.50	-	899	0	1	TF Balcony	£154,000	
The Avenue Block B	160	A	AR	FOG(A)	FOG	2	4	FOG	74.50	-	802	FOGshare	0	FF None	£165,000	
Chalcroft Tolls	11	A	AR	A1	Terraced - Narrow	2	4	2	84.10	-	905	0	1		£189,750	
Chalcroft Tolls	12	A	AR	A1	EOT - Narrow	2	4	2	84.10	-	905	0	1		£189,750	
The Roughets	27	A	AR	A1	EOT Narrow	2	4	2	84.10	-	905	0	1		£189,750	
The Roughets	28	A	AR	A1	Terraced Narrow	2	4	2	84.10	-	905	0	1		£189,750	
The Roughets	63	A	AR	A1	Semi Detached - Narrow	2	4	2	84.10	-	905	0	1		£189,750	
The Roughets	92	A	AR	A1	EOT - Narrow	2	4	2	84.10	-	905	0	1		£189,750	
The Roughets	93	A	AR	A1	Terraced - Narrow	2	4	2	84.10	-	905	0	1		£189,750	
Chalcroft Tolls	9	A	AR	FOG(A)	FOG	2	4	FOG	97.50	-	1,049	FOGShare	0		£165,000	
The Roughets	41	A	AR	B2(A)	Semi Detached	3	6	2	108.20	-	1,165	1	1		£239,250	
Cycle Greenway	42	A	AR	B2(A)	Semi Detached	3	6	2	108.20	-	1,165	1	1		£239,250	
Cycle Greenway	57	A	AR	B2(A)	Detached	3	6	2	108.20	-	1,165	1	1		£239,250	
Cycle Greenway	58	A	AR	B2(A)	Detached	3	6	2	108.20	-	1,165	1	1		£239,250	
The Acre	59	A	AR	B2(A)	Detached	3	6	2	108.20	-	1,165	1	1		£239,250	
The Roughets	51	A	AR	D1(A)	Semi Detached	3	6	2	116.90	-	1,258	0	2		£239,250	
42										3,377.50						£7,062,000
The Acre	199	A	FH	A1	Semi Detached - Narrow	2	4	2	84.10	-	905	0	1		£241,500	
The Acre	200	A	FH	A1	Semi Detached - Narrow	2	4	2	84.10	-	905	0	1		£241,500	
The Acre	207	A	FH	A1	Semi Detached - Narrow	2	4	2	84.10	-	905	0	1		£241,500	
The Acre	208	A	FH	A1	Semi Detached - Narrow	2	4	2	84.10	-	905	0	1		£241,500	
The Acre	183	A	FH	A2	EOT - Wide	2	4	2	80.50	-	867	0	1		£241,500	
The Acre	204	A	FH	A2	EOT - Wide	2	4	2	80.50	-	867	0	1		£241,500	
The Avenue - Block C	222	A	FH	Apt-2	Flat	2	4	x	80.60	-	868	0	1	GF Terrace	£196,000	
The Avenue - Block C	223	A	FH	Apt-2	Flat	2	4	x	80.60	-	868	0	1	GF Terrace	£196,000	
The Avenue - Block C	224	A	FH	Apt-2	Flat	2	4	x	79.30	-	854	0	1	GF Terrace	£196,000	
The Avenue - Block C	225	A	FH	Apt-2	Flat	2	4	x	80.60	-	868	0	1	FF Balcony	£196,000	
The Avenue - Block C	226	A	FH	Apt-2	Flat	2	4	x	80.60	-	868	0	1	FF Balcony	£196,000	
The Avenue - Block C	227	A	FH	Apt-2	Flat	2	4	x	79.30	-	854	0	1	FF Balcony	£196,000	
The Avenue - Block C	228	A	FH	Apt-2	Flat	2	4	x	80.60	-	868	0	1	SF Balcony	£196,000	
The Avenue - Block C	229	A	FH	Apt-2	Flat	2	4	x	80.60	-	868	0	1	SF Balcony	£196,000	
The Avenue - Block C	230	A	FH	Apt-2	Flat	2	4	x	79.30	-	854	0	1	SF Balcony	£196,000	
The Acre	209	A	FH	FOG(A)	FOG	2	4	FOG	97.50	-	1,049	FOGshare	0		£210,000	
The Roughets	29	A	FH	A1	EOT Narrow	2	4	2	84.10	-	905	0	1		£241,500	
The Roughets	62	A	FH	A1	Semi Detached - Narrow	2	4	2	84.10	-	905	0	1		£241,500	
Chalcroft Tolls	10	A	FH	A1	EOT - Narrow	2	4	2	84.10	-	905	0	1		£241,500	
The Roughets	94	A	FH	A2	EOT - Wide	2	4	2	80.50	-	867	0	1		£241,500	
20										1,649.20						£4,389,000

Character Area	Plot No.	Phase	Tenure	House Type	Type	Beds	Person	Storey	GIA	GIA m2	GIAsqft	Carport	Parking	Ter/Dck/Bal	
Cycle Greenway - Block E	249	B	OMS	Apt-1	Fiat	1	2	x	-	53.50	576	0	1	GF Terrace	£200,000
Cycle Greenway - Block E	252	B	OMS	Apt-1	Fiat	1	2	x	-	53.50	576	0	1	FF Balcony	£200,000
Cycle Greenway - Block E	255	B	OMS	Apt-1	Fiat	1	2	x	-	53.50	576	0	1	SF Balcony	£200,000
Toll Square	331	B	OMS	Mais-1	Maisonette - GF - B	1	2	x	-	46.10	496	0	1		£200,000
Toll Square	332	B	OMS	Mais-2	Maisonette - FF - B	1	2	x	-	60.40	650	0	1		£200,000
Cycle Greenway - Block E	250	B	OMS	Apt-2	Fiat	2	4	x	-	80.60	868	0	1	GF Terrace	£280,000
Cycle Greenway - Block E	251	B	OMS	Apt-2	Fiat	2	4	x	-	80.60	868	0	1	GF Terrace	£280,000
Cycle Greenway - Block E	253	B	OMS	Apt-2	Fiat	2	4	x	-	80.60	868	0	1	FF Balcony	£280,000
Cycle Greenway - Block E	254	B	OMS	Apt-2	Fiat	2	4	x	-	80.60	868	0	1	FF Balcony	£280,000
Cycle Greenway - Block E	256	B	OMS	Apt-2	Fiat	2	4	x	-	80.60	868	0	1	SF Balcony	£280,000
Cycle Greenway - Block E	257	B	OMS	Apt-2	Fiat	2	4	x	-	80.60	868	0	1	SF Balcony	£280,000
The Avenue	244	B	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Avenue	245	B	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
Cycle Greenway	263	B	OMS	FOG(P)	FOG	2	4	FOG	-	97.50	1,049	FOGshare	0		£300,000
Cycle Greenway	264	B	OMS	FOG(P)	FOG	2	4	FOG	-	97.50	1,049	FOGshare	0		£300,000
The Avenue	282	B	OMS	FOG(P)	FOG	2	4	FOG	-	97.50	1,049	FOGshare	0		£300,000
Toll Square	317	B	OMS	FOG(P)	FOG	2	4	FOG	-	97.50	1,049	FOGshare	0		£300,000
The Avenue	309	B	OMS	A2	Semi Detached-Wide	2	4	2	-	80.50	867	0	1		£345,000
The Avenue	310	B	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
Toll Square	353	B	OMS	FOG(P)	FOG	2	4	FOG	-	97.50	1,049	FOGshare	0		£300,000
Cycle Greenway	258	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
Cycle Greenway	259	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
Cycle Greenway	265	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
Cycle Greenway	266	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
Cycle Greenway	267	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	FOGshare	1		£435,000
Cycle Greenway	268	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	2xFOGshre	0		£435,000
The Avenue	284	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
Chalcroft Tolls	272	B	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	285	B	OMS	F1(P)	Semi Detached	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	286	B	OMS	F1(P)	Semi Detached	3	6	3	-	125.30	1,349	FOGshare	2	SF Terrace	£435,000
Cycle Greenway	260	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	0	2		£435,000
Cycle Greenway	261	B	OMS	B3(P)	Terraced	3	6	2.5	-	124.60	1,341	0	2		£435,000
Cycle Greenway	262	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	FOGshare	1		£435,000
Cycle Greenway	269	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
Chalcroft Tolls	270	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	280	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	281	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	283	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
Toll Square	313	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	1	1		£435,000
Toll Square	314	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	1	1		£435,000
The Avenue	324	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	327	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	376	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	2	0		£435,000
The Avenue	379	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	FOGshare	1		£435,000
Chalcroft Tolls	344	B	OMS	C1(P)	Link Detached	3	6	2	-	126.70	1,364	1	1	FF Deck	£435,000
Toll Square	330	B	OMS	D1(P)	Detached	3	6	2	-	116.90	1,258	1	1		£435,000
Toll Square	333	B	OMS	D1(P)	Detached	3	6	2	-	116.90	1,258	0	2		£435,000
Toll Square	334	B	OMS	D1(P)	Detached	3	6	2	-	116.90	1,258	0	2		£435,000
Toll Square	365	B	OMS	D1(P)	Semi Detached	3	6	2	-	116.90	1,258	0	2		£435,000
Toll Square	366	B	OMS	D1(P)	Semi Detached	3	6	2	-	116.90	1,258	0	2		£435,000
The Avenue	318	B	OMS	F1(P)	EOT	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	319	B	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	321	B	OMS	F1(P)	EOT	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
Chalcroft Tolls	342	B	OMS	F1(P)	Terrace	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	373	B	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	374	B	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	342a	B	OMS	F1(P)	Terrace	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	304	B	OMS	B2(P)	Detached	3	6	2	-	108.20	1,165	1	1		£435,000
The Avenue	305	B	OMS	B2(P)	Semi Detached	3	6	2	-	108.20	1,165	1	1		£435,000
The Avenue	322	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	323	B	OMS	B3(P)	Terraced	3	6	2.5	-	124.60	1,341	FOGshare	1		£435,000
The Avenue	325	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	FOGshare	1		£435,000
The Avenue	326	B	OMS	B3(P)	Terraced	3	6	2.5	-	124.60	1,341	FOGshare	1		£435,000
The Avenue	377	B	OMS	B3(P)	Terraced	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	378	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	380	B	OMS	B3(P)	Terraced	3	6	2.5	-	124.60	1,341	2xFOGshre	0		£435,000
The Avenue	381	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	0	2		£435,000
Chalcroft Tolls	345	B	OMS	C1(P)	Link Detached	3	6	2	-	126.70	1,364	1	1	FF Deck	£435,000
Chalcroft Tolls	346	B	OMS	C1(P)	Link Detached	3	6	2	-	126.70	1,364	1	1	FF Deck	£435,000
Toll Square	357	B	OMS	C1(P)	Link Detached	3	6	2	-	126.70	1,364	1	1	FF Deck	£435,000
Chalcroft Tolls	358	B	OMS	C1(P)	Link Detached	3	6	2	-	126.70	1,364	1	1	FF Deck	£435,000
Chalcroft Tolls	361	B	OMS	C1(P)	Link Detached	3	6	2	-	126.70	1,364	1	1	FF Deck	£435,000
Chalcroft Tolls	362	B	OMS	C1(P)	Link Detached	3	6	2	-	126.70	1,364	1	1	FF Deck	£435,000
Toll Square	352	B	OMS	D1(P)	Detached	3	6	2	-	116.90	1,258	0	2		£435,000
The Avenue	320	B	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
Chalcroft Tolls	271	B	OMS	H1	EOT Wide	4	8	3	-	151.70	1,633	0	2		£540,000
Chalcroft Tolls	277	B	OMS	H1	EOT Wide	4	8	3	-	151.70	1,633	2	0		£540,000
Chalcroft Tolls	279	B	OMS	H1	EOT Wide	4	8	3	-	151.70	1,633	2	0		£540,000
Chalcroft Tolls	273	B	OMS	H2	EOT Narrow	4	8	3	-	150.10	1,616	0	2		£540,000
Chalcroft Tolls	278	B	OMS	H2	Terraced Narrow	4	8	3	-	150.10	1,616	2	0		£540,000
Chalcroft Tolls	341	B	OMS	H1	EOT Wide	4	8	3	-	151.70	1,633	0	2		£540,000
Chalcroft Tolls	343	B	OMS	H1	EOT Wide	4	8	3	-	151.70	1,633	0	2		£540,000
The Avenue	328	B	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000
The Avenue	329	B	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000
Chalcroft Tolls	372	B	OMS	H2	EOT Wide	4	8	3	-	150.10	1,616	0	2		£540,000
The Avenue	375	B	OMS	H2	EOT Wide	4	8	3	-	150.10	1,616	2	0		£540,000
The Avenue	382	B	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000

The Avenue	383	B	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000
88										10,315.80					£36,505,000
The Avenue - Block F	290	B	AR	Apt-1	Accessible Flat	1	2	x	80.60	-	868	0	1	GF Terrace	£110,000
The Avenue - Block F	293	B	AR	Apt-1	Flat	1	2	x	68.10	-	733	0	1	GF Terrace	£110,000
The Avenue - Block F	294	B	AR	Apt-1	Flat	1	2	x	50.20	-	540	0	1	GF Terrace	£110,000
The Avenue - Block F	298	B	AR	Apt-1	Flat	1	2	x	68.10	-	733	0	1	FF Balcony	£110,000
The Avenue - Block F	299	B	AR	Apt-1	Flat	1	2	x	50.20	-	540	0	1	FF Balcony	£110,000
The Avenue - Block F	303	B	AR	Apt-1	Flat	1	2	x	50.20	-	540	0	1	SF Balcony	£110,000
Toll Square	311	B	AR	Mais-1	Maisonette - GF - B	1	2	x	46.10	-	496	0	1		£110,000
Toll Square	312	B	AR	Mais-2	Maisonette - FF - B	1	2	x	60.40	-	650	0	1		£110,000
The Avenue	247	B	AR	A1	Terraced - Narrow	2	4	2	84.10	-	905	0	1		£189,750
Toll Square	316	B	AR	A2	Semi Detached - Wide	2	4	2	80.50	-	867	0	1		£189,750
Toll Square	354	B	AR	A2	EOT - Wide	2	4	2	80.50	-	867	FOGshare	0		£189,750
Toll Square	355	B	AR	A2	Terraced - Wide	2	4	2	80.50	-	867	0	1		£189,750
Toll Square	356	B	AR	A2	EOT - Wide	2	4	2	80.50	-	867	0	1		£189,750
Chalcroft Tolls	370	B	AR	A2	Terraced - Wide	2	4	2	80.50	-	867	0	1		£189,750
The Avenue - Block F	291	B	AR	Apt-2	Flat	2	4	x	83.10	-	894	0	1	GF Terrace	£154,000
The Avenue - Block F	292	B	AR	Apt-2	Flat	2	4	x	78.70	-	847	0	1	GF Terrace	£154,000
The Avenue - Block F	295	B	AR	Apt-2	Flat	2	4	x	80.60	-	868	0	1	FF Balcony	£154,000
The Avenue - Block F	296	B	AR	Apt-2	Flat	2	4	x	83.10	-	894	0	1	FF Balcony	£154,000
The Avenue - Block F	297	B	AR	Apt-2	Flat	2	4	x	78.70	-	847	0	1	FF Balcony	£154,000
The Avenue - Block F	300	B	AR	Apt-2	Flat	2	4	x	80.60	-	868	0	1	SF Balcony	£154,000
The Avenue - Block F	301	B	AR	Apt-2	Flat	2	4	x	83.10	-	894	0	1	SF Balcony	£154,000
The Avenue - Block F	302	B	AR	Apt-2	Flat	2	4	x	78.70	-	847	0	1	SF Balcony	£154,000
Toll Square	367	B	AR	FOG(A)	FOG	2	4	FOG	97.50	-	1,049	FOGshare	0		£165,000
Toll Square	368	B	AR	FOG(A)	FOG	2	4	FOG	97.50	-	1,049	FOGshare	0		£165,000
Chalcroft Tolls	274	B	AR	F1(A)	EOT	3	6	3	125.30	-	1,349	0	2	SF Terrace	£239,250
Chalcroft Tolls	275	B	AR	F1(A)	Terraced	3	6	3	125.30	-	1,349	0	2	SF Terrace	£239,250
Chalcroft Tolls	276	B	AR	F1(A)	EOT	3	6	3	125.30	-	1,349	0	2	SF Terrace	£239,250
The Avenue	287	B	AR	F1(A)	Terrace	3	6	3	125.30	-	1,349	2xFOGshare	2	SF Terrace	£239,250
The Avenue	288	B	AR	F1(A)	Terrace	3	6	3	125.30	-	1,349	0	2	SF Terrace	£239,250
The Avenue	289	B	AR	F1(A)	Terrace	3	6	3	125.30	-	1,349	0	2	SF Terrace	£239,250
The Avenue	306	B	AR	B2(A)	Semi Detached	3	6	2	108.20	-	1,165	1	1		£239,250
The Avenue	307	B	AR	B2(A)	Detached	3	6	2	108.20	-	1,165	1	1		£239,250
Chalcroft Tolls	363	B	AR	B3(A)	Semi Detached	3	6	2.5	124.60	-	1,341	0	2		£239,250
Toll Square	364	B	AR	B3(A)	Semi Detached	3	6	2.5	124.60	-	1,341	0	2		£239,250
The Avenue	336	B	AR	C1(A)	Terrace	3	6	2	126.70	-	1,364	0	2		£239,250
The Avenue	337	B	AR	C1(A)	Terrace	3	6	2	126.70	-	1,364	0	2		£239,250
The Avenue	338	B	AR	C1(A)	Terrace	3	6	2	126.70	-	1,364	0	2		£239,250
The Avenue	339	B	AR	C1(A)	Terrace	3	6	2	126.70	-	1,364	0	2		£239,250
The Avenue	340	B	AR	C1(A)	Terrace	3	6	2	126.70	-	1,364	0	2		£239,250
Chalcroft Tolls	359	B	AR	C1(A)	Link Detached	3	6	2	126.70	-	1,364	1	1	FF Deck	£239,250
Chalcroft Tolls	360	B	AR	C1(A)	Link Detached	3	6	2	126.70	-	1,364	1	1	FF Deck	£239,250
The Avenue	308	B	AR	D1(A)	Detached	3	6	2	116.90	-	1,258	0	2		£239,250
The Avenue	335	B	AR	D1(A)	Terrace	3	6	2	116.90	-	1,258	0	2		£239,250
43										4,140.20					£8,126,250
Toll Square	350	B	FH	Mais-1	Maisonette - GF - B	1	2	x	46.10	-	496	0	1		£140,000
Toll Square	351	B	FH	Mais-2	Maisonette - FF - B	1	2	x	60.40	-	650	0	1		£140,000
The Avenue	246	B	FH	A1	EOT - Narrow	2	4	2	84.10	-	905	0	1		£241,500
The Avenue	248	B	FH	A1	EOT - Narrow	2	4	2	84.10	-	905	0	1		£241,500
Toll Square	315	B	FH	A2	Semi Detached - Wide	2	4	2	80.50	-	867	0	1		£241,500
Chalcroft Tolls	347	B	FH	A2	EOT - Wide	2	4	2	80.50	-	867	FOGshare	0		£241,500
Toll Square	348	B	FH	A2	Terraced - Wide	2	4	2	80.50	-	867	0	1		£241,500
Toll Square	349	B	FH	A2	EOT - Wide	2	4	2	80.50	-	867	0	1		£241,500
Chalcroft Tolls	369	B	FH	A2	EOT - Wide	2	4	2	80.50	-	867	0	1		£241,500
Chalcroft Tolls	371	B	FH	A2	EOT - Wide	2	4	2	80.50	-	867	0	1		£241,500
10										757.70					£2,212,000

Character Area	Plot No.	Phase	Tenure	House Type	Type	Beds	Person	Storey	GIA	GIA m2	GIA/sqft	Carport	Parking	Ter/Dck/Bal	
Southern Gateway Block A1	105	C	OMS	Apt-1	Flat	1	2	x	-	54.90	591	Ucroft	0	GF Bay	£200,000
Southern Gateway Block A1	111	C	OMS	Apt-1	Flat	1	2	x	-	54.90	591	FOGshare	0	SF Bay	£200,000
Southern Gateway Block A1	115	C	OMS	Apt-1	Flat	1	2	x	-	54.90	591	0	1	TF Bay	£200,000
Southern Gateway Block A2	120	C	OMS	Apt-1	Flat	1	2	x	-	64.00	689	FOGshare	0	GF None	£200,000
Southern Gateway Block A2	122	C	OMS	Apt-1	Flat	1	2	x	-	64.00	689	0	1	FF None	£200,000
Southern Gateway Block A2	124	C	OMS	Apt-1	Flat	1	2	x	-	64.00	689	0	1	SF None	£200,000
Southern Gateway Block A3	126	C	OMS	Apt-1	Flat	1	2	x	-	52.10	561	0	1	UGF Terrace	£200,000
Southern Gateway Block A3	131	C	OMS	Apt-1	Flat	1	2	x	-	52.10	561	0	1	FF Balcony	£200,000
Southern Gateway Block A3	136	C	OMS	Apt-1	Flat	1	2	x	-	52.10	561	0	1	SF Balcony	£200,000
The Roughets	96	C	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	97	C	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	100	C	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	102	C	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Roughets	103	C	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
Southern Gateway Block A1	104	C	OMS	Apt-2	Flat	2	4	x	-	84.40	908	Ucroft	0	GF Terrace	£280,000
Southern Gateway Block A1	108	C	OMS	Apt-2	Flat	2	4	x	-	79.70	858	Ucroft	0	FF Balcony	£280,000
Southern Gateway Block A1	109	C	OMS	Apt-2	Flat	2	4	x	-	82.20	885	Ucroft	0	FF Balcony	£280,000
Southern Gateway Block A1	110	C	OMS	Apt-2	Flat	2	4	x	-	80.64	868	Ucroft	0	FF Balcony	£280,000
Southern Gateway Block A1	112	C	OMS	Apt-2	Flat	2	4	x	-	79.70	858	FOGshare	0	SF Balcony	£280,000
Southern Gateway Block A1	113	C	OMS	Apt-2	Flat	2	4	x	-	82.20	885	FOGshare	0	SF Balcony	£280,000
Southern Gateway Block A1	114	C	OMS	Apt-2	Flat	2	4	x	-	80.64	868	0	1	SF Balcony	£280,000
Southern Gateway Block A1	116	C	OMS	Apt-2	Flat	2	4	x	-	79.70	858	0	1	TF Balcony	£280,000
Southern Gateway Block A1	117	C	OMS	Apt-2	Flat	2	4	x	-	82.20	885	0	1	TF Balcony	£280,000
Southern Gateway Block A1	118	C	OMS	Apt-2	Flat	2	4	x	-	80.64	868	0	1	TF Balcony	£280,000
Southern Gateway Block A1	106	C	OMS	FOG(P)	FOG	2	4	FOG	-	80.40	865	FOGshare	0	GF None	£300,000
The Roughets	101	C	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
Southern Gateway Block A2	121	C	OMS	Apt-2	Flat	2	4	x	-	76.40	822	0	1	GF None	£280,000
Southern Gateway Block A2	123	C	OMS	Apt-2	Flat	2	4	x	-	76.40	822	0	1	FF None	£280,000
Southern Gateway Block A3	127	C	OMS	Apt-2	Flat	2	4	x	-	82.60	889	0	1	UGF Bay	£280,000
Southern Gateway Block A3	128	C	OMS	Apt-2	Flat	2	4	x	-	86.20	928	0	1	UGF Balcony	£280,000
Southern Gateway Block A3	129	C	OMS	Apt-2	Flat	2	4	x	-	101.90	1,097	0	1	UGF Balcony	£280,000
Southern Gateway Block A3	130	C	OMS	Apt-2	Flat	2	4	x	-	99.30	1,069	0	1	UGF Balcony	£280,000
Southern Gateway Block A3	132	C	OMS	Apt-2	Flat	2	4	x	-	82.60	889	0	1	FF Bay	£280,

First Residential Parcel
100% Market Housing Mix

Residential Parcel										SELECT							
100% Market Housing Mix										Standard	Plus +						
Character Area	Plot No.	Phase	Tenure	House Type	Type	Beds	Person	Storey		GIA	GIA m2	GIAsqft	Carport	Parking	Ter/Dck/Bal	Asking Price	
The Avenue - Block D	235	A	OMS	Apt-1	Flat	1	2	x	-		53.40	575	0	1	GF Terrace	E200,000	
The Avenue - Block D	238	A	OMS	Apt-1	Flat	1	2	x	-		53.40	575	0	1	FF Balcony	E200,000	
The Avenue - Block D	241	A	OMS	Apt-1	Flat	1	2	x	-		53.40	575	0	1	SF Balcony	E200,000	
The Avenue - Block D	237	A	OMS	Apt-2	Flat	1	2	x	-		80.60	868	0	1	GF Terrace	E200,000	
The Avenue Block B	165	A	OMS	Apt-1	Flat	1	2	x	-		56.50	608	0	1	GF Terrace	E200,000	
The Roughets	33	A	OMS	Mais-2	Maisonette - FF - B	1	2	x	-		60.40	650	0	1		E200,000	
The Roughets	80	A	OMS	Mais-2	Maisonette - FF - B	1	2	x	-		60.40	650	0	1		E200,000	
The Roughets	32	A	OMS	Mais-1	Maisonette - GF - B	1	2	x	-		46.10	496	0	1		E200,000	
The Roughets	49	A	OMS	Mais-1	Maisonette - GF - B	1	2	x	-		46.10	496	0	1		E200,000	
The Roughets	79	A	OMS	Mais-1	Maisonette - GF - B	1	2	x	-		46.10	496	0	1		E200,000	
The Roughets	50	A	OMS	Mais-2	Maisonette - GF - B	1	2	x	-		60.40	650	0	1		E200,000	
The Acre	188	A	OMS	A1	EOT - Narrow	2	4	2	-		84.10	905	0	1		E345,000	
The Acre	190	A	OMS	A1	EOT - Narrow	2	4	2	-		84.10	905	0	1		E345,000	
The Roughets	71	A	OMS	A2	EOT - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Avenue - Block D	236	A	OMS	Apt-2	Flat	2	4	x	-		80.60	868	0	1	GF Terrace	E280,000	
The Avenue - Block D	239	A	OMS	Apt-2	Flat	2	4	x	-		80.60	868	0	1	FF Balcony	E280,000	
The Avenue - Block D	240	A	OMS	Apt-2	Flat	2	4	x	-		80.60	868	0	1	FF Balcony	E280,000	
The Avenue - Block D	242	A	OMS	Apt-2	Flat	2	4	x	-		80.60	868	0	1	SF Balcony	E280,000	
The Avenue - Block D	243	A	OMS	Apt-2	Flat	2	4	x	-		80.60	868	0	1	SF Balcony	E280,000	
The Avenue Block B	163	A	OMS	Apt-2	Flat	2	4	x	-		80.50	867	0	1	GF Terrace	E280,000	
The Avenue Block B	164	A	OMS	Apt-2	Flat	2	4	x	-		83.50	899	0	1	GF Terrace	E280,000	
Chalcroft Tolls	8	A	OMS	FOG(P)	FOG	2	4	FOG	-		97.50	1,049	FOGShare	0		E300,000	
The Acre	193	A	OMS	A1	Semi Detached - Narrow	2	4	2	-		84.10	905	0	1		E345,000	
The Acre	194	A	OMS	A1	Semi Detached - Narrow	2	4	2	-		84.10	905	0	1		E345,000	
The Acre	195	A	OMS	A1	Semi Detached - Narrow	2	4	2	-		84.10	905	0	1		E345,000	
The Acre	196	A	OMS	A1	Semi Detached - Narrow	2	4	2	-		84.10	905	0	1		E345,000	
The Roughets	53	A	OMS	A1	Semi Detached - Narrow	2	4	2	-		84.10	905	0	2		E345,000	
The Roughets	54	A	OMS	A1	Semi Detached - Narrow	2	4	2	-		84.10	905	1	1		E345,000	
The Roughets	55	A	OMS	A1	Semi Detached - Narrow	2	4	2	-		84.10	905	1	1		E345,000	
The Roughets	56	A	OMS	A1	Semi Detached - Narrow	2	4	2	-		84.10	905	0	2		E345,000	
The Roughets	76	A	OMS	A1	Semi Detached - Narrow	2	4	2	-		84.10	905	0	2		E345,000	
The Roughets	77	A	OMS	A1	Semi Detached - Narrow	2	4	2	-		84.10	905	0	2		E345,000	
The Roughets	64	A	OMS	A1	Semi Detached - Narrow	2	4	2	-		84.10	905	0	1		E345,000	
The Roughets	65	A	OMS	A1	Semi Detached - Narrow	2	4	2	-		84.10	905	0	1		E345,000	
The Acre	184	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Acre	185	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Roughets	4	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	FOGShare	0		E345,000	
The Roughets	5	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	FOGShare	0		E345,000	
The Roughets	6	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Roughets	7	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Roughets	30	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Roughets	31	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Roughets	35	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Roughets	36	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Roughets	46	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Roughets	47	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Roughets	83	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	1	1		E345,000	
The Roughets	84	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	1	1		E345,000	
The Roughets	34	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Roughets	48	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Roughets	52	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Roughets	67	A	OMS	A2	Semi Detached - Wide	2	4	2	-		80.50	867	0	1		E345,000	
The Acre	189	A	OMS	A1	Terraced - Narrow	2	4	2	-		84.10	905	0	1		E345,000	
The Roughets	70	A	OMS	A2	Terraced - Wide	2	4	2	-		80.50	867	0	1		E345,000	
Cycle Greenway	39	A	OMS	B2(P)	Detached	3	6	2	-		108.20	1,165	1	1		E435,000	
The Roughets	40	A	OMS	B2(P)	Detached	3	6	2	-		108.20	1,165	1	1		E435,000	
The Acre	60	A	OMS	B2(P)	Detached	3	6	2	-		108.20	1,165	1	1		E435,000	
The Acre	61	A	OMS	B2(P)	Detached	3	6	2	-		108.20	1,165	1	1		E435,000	
The Acre	74	A	OMS	B2(P)	Detached	3	6	2	-		108.20	1,165	1	1		E435,000	
The Acre	75	A	OMS	B2(P)	Detached	3	6	2	-		108.20	1,165	1	1		E435,000	
The Acre	86	A	OMS	B2(P)	Detached	3	6	2	-		108.20	1,165	1	1		E435,000	
Cycle Greenway	21	A	OMS	B3(P)	Detached	3	6	2.5	-		124.60	1,341	1	1		E435,000	
Cycle Greenway	22	A	OMS	B3(P)	Detached	3	6	2.5	-		124.60	1,341	1	1		E435,000	
The Roughets	25	A	OMS	B3(P)	Detached	3	6	2.5	-		124.60	1,341	1	1		E435,000	
The Roughets	26	A	OMS	B3(P)	Detached	3	6	2.5	-		124.60	1,341	1	1		E435,000	
The Roughets	37	A	OMS	B3(P)	Detached	3	6	2.5	-		124.60	1,341	1	1		E435,000	
The Roughets	38	A	OMS	B3(P)	Detached	3	6	2.5	-		124.60	1,341	1	1		E435,000	
The Roughets	44	A	OMS	B3(P)	Detached	3	6	2.5	-		124.60	1,341	1	1		E435,000	
The Roughets	45	A	OMS	B3(P)	Detached	3	6	2.5	-		124.60	1,341	1	1		E435,000	
Cycle Greenway	43	A	OMS	B2(P)	Detached	3	6	2	-		108.20	1,165	1	1		E435,000	
The Acre	85	A	OMS	B2(P)	Detached	3	6	2	-		108.20	1,165	1	1		E435,000	
The Acre	89	A	OMS	B2(P)	Detached	3	6	2	-		108.20	1,165	1	1		E435,000	
The Avenue	210	A	OMS	F1(P)	EOT	3	6	3	-		125.30	1,349	0	2	SF Terrace	E435,000	
The Avenue	213	A	OMS	F1(P)	EOT	3	6	3	-		125.30	1,349	0	2	SF Terrace	E435,000	
The Avenue	214	A	OMS	F1(P)	EOT	3	6	3	-		125.30	1,349	0	2	SF Terrace	E435,000	
The Avenue	217	A	OMS	F1(P)	EOT	3	6	3	-		125.30	1,349	0	2	SF Terrace	E435,000	
The Avenue	218	A	OMS	F1(P)	EOT	3	6	3	-		125.30	1,349	0	2	SF Terrace	E435,000	
The Avenue	221	A	OMS	F1(P)	EOT	3	6	3	-		125.30	1,349	0	2	SF Terrace	E435,000	
Chalcroft Tolls	13	A	OMS	F1(P)	EOT	3	6	3	-		125.30	1,349	0	2	SF Terrace	E435,000	
Chalcroft Tolls	15	A	OMS	F1(P)	EOT	3	6	3	-		125.30	1,349	1	1	SF Terrace	E435,000	
Chalcroft Tolls	16	A	OMS	F1(P)	EOT	3	6	3	-		125.30	1,349	1	1	SF Terrace	E435,000	
Chalcroft Tolls	18	A	OMS	F1(P)	EOT	3	6	3	-		125.30	1,349	0	2	SF Terrace	E435,000	
The Acre	197	A	OMS	F1(P													

Chalcroft Tolls	14	A	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
Chalcroft Tolls	17	A	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	231	A	OMS	C3	Detached	4	8	2.5	-	170.90	1,840	1	1		£540,000
The Avenue	234	A	OMS	C3	Detached	4	8	2.5	-	170.90	1,840	1	1		£540,000
The Avenue	232	A	OMS	C3	Semi Detached	4	8	2.5	-	170.90	1,840	1	1		£540,000
The Avenue	233	A	OMS	C3	Semi Detached	4	8	2.5	-	170.90	1,840	1	1		£540,000
The Roughets	90	A	OMS	C3	Semi Detached	4	8	2.5	-	170.90	1,840	1	1		£540,000
The Roughets	91	A	OMS	C3	Semi Detached	4	8	2.5	-	170.90	1,840	1	1		£540,000
The Acre	186	A	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000
The Acre	187	A	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000

The Acre	191	A	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2			£540,000
The Acre	192	A	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2			£540,000
The Acre	72	A	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2			£540,000
The Acre	73	A	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2			£540,000
Chalcroft Tolls	1	A	OMS	H1	Semi Detached Wide	4	8	3	-	151.70	1,633	1	1			£540,000
Chalcroft Tolls	20	A	OMS	H1	Semi Detached Wide	4	8	3	-	151.70	1,633	2	0			£540,000
			OMS													
	114		OMS							11,921.20						£44,105,000
			OMS													
The Avenue Block B	166	A	OMS	Apt-1	Flat	1	2	x	53.90	-	580	0	1	FF Balcony		£200,000
The Avenue Block B	170	A	OMS	Apt-1	Flat	1	2	x	56.50	-	608	0	1	FF Balcony		£200,000
The Avenue Block B	171	A	OMS	Apt-1	Flat	1	2	x	53.90	-	580	0	1	SF Balcony		£200,000
The Avenue Block B	175	A	OMS	Apt-1	Flat	1	2	x	56.50	-	608	0	1	SF Balcony		£200,000
The Avenue Block B	176	A	OMS	Apt-1	Flat	1	2	x	53.90	-	580	0	1	TF Balcony		£200,000
The Avenue Block B	180	A	OMS	Apt-1	Flat	1	2	x	56.50	-	608	0	1	TF Balcony		£200,000
The Roughets	68	A	OMS	Mais-1	Maisonette - GF - B	1	2	x	46.10	-	496	0	1			£200,000
The Roughets	81	A	OMS	Mais-1	Maisonette - GF - B	1	2	x	46.10	-	496	0	2			£200,000
The Roughets	69	A	OMS	Mais-2	Maisonette - FF - B	1	2	x	60.40	-	650	0	1			£200,000
The Roughets	82	A	OMS	Mais-2	Maisonette - FF - B	1	2	x	60.40	-	650	0	2			£200,000
The Acre	201	A	OMS	A1	EOT - Narrow	2	4	2	84.10	-	905	0	1			£345,000
The Acre	202	A	OMS	A1	Terraced - Narrow	2	4	2	84.10	-	905	0	1			£345,000
The Acre	203	A	OMS	A1	EOT - Narrow	2	4	2	84.10	-	905	0	1			£345,000
The Acre	181	A	OMS	A2	EOT - Wide	2	4	2	80.50	-	867	0	1			£345,000
The Acre	182	A	OMS	A2	Terrace - Wide	2	4	2	80.50	-	867	0	1			£345,000
The Acre	205	A	OMS	A2	Terrace - Wide	2	4	2	80.50	-	867	0	1			£345,000
The Acre	206	A	OMS	A2	EOT - Wide	2	4	2	80.50	-	867	0	1			£345,000
The Avenue Block B	162	A	OMS	Apt-2	Accessible Flat	2	4	x	86.50	-	931	0	1	GF Terrace		£280,000
The Avenue Block B	167	A	OMS	Apt-2	Flat	2	4	x	87.30	-	940	0	1	FF Balcony		£280,000
The Avenue Block B	168	A	OMS	Apt-2	Flat	2	4	x	80.50	-	867	0	1	FF Balcony		£280,000
The Avenue Block B	169	A	OMS	Apt-2	Flat	2	4	x	83.50	-	899	0	1	FF Balcony		£280,000
The Avenue Block B	172	A	OMS	Apt-2	Flat	2	4	x	87.30	-	940	FOGshare	0	SF Balcony		£280,000
The Avenue Block B	173	A	OMS	Apt-2	Flat	2	4	x	80.50	-	867	FOGshare	0	SF Balcony		£280,000
The Avenue Block B	174	A	OMS	Apt-2	Flat	2	4	x	83.50	-	899	FOGshare	0	SF Balcony		£280,000
The Avenue Block B	177	A	OMS	Apt-2	Flat	2	4	x	87.30	-	940	0	1	TF Balcony		£280,000
The Avenue Block B	178	A	OMS	Apt-2	Flat	2	4	x	80.50	-	867	0	1	TF Balcony		£280,000
The Avenue Block B	179	A	OMS	Apt-2	Flat	2	4	x	83.50	-	899	0	1	TF Balcony		£280,000
The Avenue Block B	160	A	OMS	FOG(A)	FOG	2	4	FOG	74.50	-	802	FOGshare	0	FF None		£300,000
Chalcroft Tolls	11	A	OMS	A1	Terraced - Narrow	2	4	2	84.10	-	905	0	1			£345,000
Chalcroft Tolls	12	A	OMS	A1	EOT - Narrow	2	4	2	84.10	-	905	0	1			£345,000
The Roughets	27	A	OMS	A1	EOT Narrow	2	4	2	84.10	-	905	0	1			£345,000
The Roughets	28	A	OMS	A1	Terraced Narrow	2	4	2	84.10	-	905	0	1			£345,000
The Roughets	63	A	OMS	A1	Semi Detached - Narrow	2	4	2	84.10	-	905	0	1			£345,000
The Roughets	92	A	OMS	A1	EOT - Narrow	2	4	2	84.10	-	905	0	1			£345,000
The Roughets	93	A	OMS	A1	Terraced - Narrow	2	4	2	84.10	-	905	0	1			£345,000
Chalcroft Tolls	9	A	OMS	FOG(A)	FOG	2	4	FOG	97.50	-	1,049	FOGshare	0			£300,000
The Roughets	41	A	OMS	B2(A)	Semi Detached	3	6	2	108.20	-	1,165	1	1			£435,000
Cycle Greenway	42	A	OMS	B2(A)	Semi Detached	3	6	2	108.20	-	1,165	1	1			£435,000
Cycle Greenway	57	A	OMS	B2(A)	Detached	3	6	2	108.20	-	1,165	1	1			£435,000
Cycle Greenway	58	A	OMS	B2(A)	Detached	3	6	2	108.20	-	1,165	1	1			£435,000
The Acre	59	A	OMS	B2(A)	Detached	3	6	2	108.20	-	1,165	1	1			£435,000
The Roughets	51	A	OMS	D1(A)	Semi Detached	3	6	2	116.90	-	1,258	0	2			£435,000
			OMS													
	42		OMS							3,377.50						£12,840,000
			OMS													
The Acre	199	A	OMS	A1	Semi Detached - Narrow	2	4	2	84.10	-	905	0	1			£345,000
The Acre	200	A	OMS	A1	Semi Detached - Narrow	2	4	2	84.10	-	905	0	1			£345,000
The Acre	207	A	OMS	A1	Semi Detached - Narrow	2	4	2	84.10	-	905	0	1			£345,000
The Acre	208	A	OMS	A1	Semi Detached - Narrow	2	4	2	84.10	-	905	0	1			£345,000
The Acre	183	A	OMS	A2	EOT - Wide	2	4	2	80.50	-	867	0	1			£345,000
The Acre	204	A	OMS	A2	EOT - Wide	2	4	2	80.50	-	867	0	1			£345,000
The Avenue - Block C	222	A	OMS	Apt-2	Flat	2	4	x	80.60	-	868	0	1	GF Terrace		£280,000
The Avenue - Block C	223	A	OMS	Apt-2	Flat	2	4	x	80.60	-	868	0	1	GF Terrace		£280,000
The Avenue - Block C	224	A	OMS	Apt-2	Flat	2	4	x	79.30	-	854	0	1	GF Terrace		£280,000
The Avenue - Block C	225	A	OMS	Apt-2	Flat	2	4	x	80.60	-	868	0	1	FF Balcony		£280,000
The Avenue - Block C	226	A	OMS	Apt-2	Flat	2	4	x	80.60	-	868	0	1	FF Balcony		£280,000
The Avenue - Block C	227	A	OMS	Apt-2	Flat	2	4	x	79.30	-	854	0	1	FF Balcony		£280,000
The Avenue - Block C	228	A	OMS	Apt-2	Flat	2	4	x	80.60	-	868	0	1	SF Balcony		£280,000
The Avenue - Block C	229	A	OMS	Apt-2	Flat	2	4	x	80.60	-	868	0	1	SF Balcony		£280,000
The Avenue - Block C	230	A	OMS	Apt-2	Flat	2	4	x	79.30	-	854	0	1	SF Balcony		£280,000
The Acre	209	A	OMS	FOG(A)	FOG	2	4	FOG	97.50	-	1,049	FOGshare	0			£300,000
The Roughets	29	A	OMS	A1	EOT Narrow	2	4	2	84.10	-	905	0	1			£345,000
The Roughets	62	A	OMS	A1	Semi Detached - Narrow	2	4	2	84.10	-	905	0	1			£345,000
Chalcroft Tolls	10	A	OMS	A1	EOT - Narrow	2	4	2	84.10	-	905	0	1			£345,000
The Roughets	94	A	OMS	A2	EOT - Wide	2	4	2	80.50	-	867	0	1			£345,000
			OMS													
	20		OMS							1,649.20						£6,270,000

Character Area	Plot No.	Phase	Tenure	House Type	Type	Beds	Person	Storey	GIA	GIA m2	GIAsqft	Carport	Parking	Ter/Dck/Bal	
Cycle Greenway - Block E	249	B	OMS	Apt-1	Flat	1	2	x	-	53.50	576	0	1	GF Terrace	£200,000
Cycle Greenway - Block E	252	B	OMS	Apt-1	Flat	1	2	x	-	53.50	576	0	1	FF Balcony	£200,000
Cycle Greenway - Block E	255	B	OMS	Apt-1	Flat	1	2	x	-	53.50	576	0	1	SF Balcony	£200,000
Toll Square	331	B	OMS	Mais-1	Maisonette - GF - B	1	2	x	-	46.10	496	0	1		£200,000
Toll Square	332	B	OMS	Mais-2	Maisonette - FF - B	1	2	x	-	60.40	650	0	1		£200,000
Cycle Greenway - Block E	250	B	OMS	Apt-2	Flat	2	4	x	-	80.60	868	0	1	GF Terrace	£280,000
Cycle Greenway - Block E	251	B	OMS	Apt-2	Flat	2	4	x	-	80.60	868	0	1	GF Terrace	£280,000
Cycle Greenway - Block E	253	B	OMS	Apt-2	Flat	2	4	x	-	80.60	868	0	1	FF Balcony	£280,000
Cycle Greenway - Block E	254	B	OMS	Apt-2	Flat	2	4	x	-	80.60	868	0	1	FF Balcony	£280,000
Cycle Greenway - Block E	256	B	OMS	Apt-2	Flat	2	4	x	-	80.60	868	0	1	SF Balcony	£280,000
Cycle Greenway - Block E	257	B	OMS	Apt-2	Flat	2	4	x	-	80.60	868	0	1	SF Balcony	£280,000
The Avenue	244	B	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
The Avenue	245	B	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
Cycle Greenway	263	B	OMS	FOG(P)	FOG	2	4	FOG	-	97.50	1,049	FOGshare	0		£300,000
Cycle Greenway	264	B	OMS	FOG(P)	FOG	2	4	FOG	-	97.50	1,049	FOGshare	0		£300,000
The Avenue	282	B	OMS	FOG(P)	FOG	2	4	FOG	-	97.50	1,049	FOGshare	0		£300,000
Toll Square	317	B	OMS	FOG(P)	FOG	2	4	FOG	-	97.50	1,049	FOGshare	0		£300,000
The Avenue	309	B	OMS	A2	Semi Detached- Wide	2	4	2	-	80.50	867	0	1		£345,000
The Avenue	310	B	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		£345,000
Toll Square	353	B	OMS	FOG(P)	FOG	2	4	FOG	-	97.50	1,049	FOGshare	0		£300,000
Cycle Greenway	258	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
Cycle Greenway	259	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
Cycle Greenway	265	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
Cycle Greenway	266	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
Cycle Greenway	267	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	FOGshare	1		£435,000
Cycle Greenway	268	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	2xFOGshare	0		£435,000
The Avenue	284	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
Chalcroft Tolls	272	B	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	285	B	OMS	F1(P)	Semi Detached	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	286	B	OMS	F1(P)	Semi Detached	3	6	3	-	125.30	1,349	FOGshare	2	SF Terrace	£435,000
Cycle Greenway	260	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	0	2		£435,000
Cycle Greenway	261	B	OMS	B3(P)	Terraced	3	6	2.5	-	124.60	1,341	0	2		£435,000
Cycle Greenway	262	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	FOGshare	1		£435,000
Cycle Greenway	269	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
Chalcroft Tolls	270	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	280	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	281	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	283	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	0	2		£435,000
Toll Square	313	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	1	1		£435,000
Toll Square	314	B	OMS	B3(P)	Semi Detached	3	6	2.5	-	124.60	1,341	1	1		£435,000
The Avenue	324	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	327	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	376	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	2	0		£435,000
The Avenue	379	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	FOGshare	1		£435,000
Chalcroft Tolls	344	B	OMS	C1(P)	Link Detached	3	6	2	-	126.70	1,364	1	1	FF Deck	£435,000
Toll Square	330	B	OMS	D1(P)	Detached	3	6	2	-	116.90	1,258	1	1		£435,000
Toll Square	333	B	OMS	D1(P)	Detached	3	6	2	-	116.90	1,258	0	2		£435,000
Toll Square	334	B	OMS	D1(P)	Detached	3	6	2	-	116.90	1,258	0	2		£435,000
Toll Square	365	B	OMS	D1(P)	Semi Detached	3	6	2	-	116.90	1,258	0	2		£435,000
Toll Square	366	B	OMS	D1(P)	Semi Detached	3	6	2	-	116.90	1,258	0	2		£435,000
The Avenue	318	B	OMS	F1(P)	EOT	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	319	B	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	321	B	OMS	F1(P)	EOT	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
Chalcroft Tolls	342	B	OMS	F1(P)	Terrace	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	373	B	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	374	B	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	342a	B	OMS	F1(P)	Terrace	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
The Avenue	304	B	OMS	B2(P)	Detached	3	6	2	-	108.20	1,165	1	1		£435,000
The Avenue	305	B	OMS	B2(P)	Semi Detached	3	6	2	-	108.20	1,165	1	1		£435,000
The Avenue	322	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	323	B	OMS	B3(P)	Terraced	3	6	2.5	-	124.60	1,341	FOGshare	1		£435,000
The Avenue	325	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	FOGshare	1		£435,000
The Avenue	326	B	OMS	B3(P)	Terraced	3	6	2.5	-	124.60	1,341	FOGshare	1		£435,000
The Avenue	377	B	OMS	B3(P)	Terraced	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	378	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	0	2		£435,000
The Avenue	380	B	OMS	B3(P)	Terraced	3	6	2.5	-	124.60	1,341	2xFOGshare	0		£435,000
The Avenue	381	B	OMS	B3(P)	EOT	3	6	2.5	-	124.60	1,341	0	2		£435,000
Chalcroft Tolls	345	B	OMS	C1(P)	Link Detached	3	6	2	-	126.70	1,364	1	1	FF Deck	£435,000
Chalcroft Tolls	346	B	OMS	C1(P)	Link Detached	3	6	2	-	126.70	1,364	1	1	FF Deck	£435,000
Toll Square	357	B	OMS	C1(P)	Link Detached	3	6	2	-	126.70	1,364	1	1	FF Deck	£435,000
Chalcroft Tolls	358	B	OMS	C1(P)	Link Detached	3	6	2	-	126.70	1,364	1	1	FF Deck	£435,000
Chalcroft Tolls	361	B	OMS	C1(P)	Link Detached	3	6	2	-	126.70	1,364	1	1	FF Deck	£435,000
Chalcroft Tolls	362	B	OMS	C1(P)	Link Detached	3	6	2	-	126.70	1,364	1	1	FF Deck	£435,000
Toll Square	352	B	OMS	D1(P)	Detached	3	6	2	-	116.90	1,258	0	2		£435,000
The Avenue	320	B	OMS	F1(P)	Terraced	3	6	3	-	125.30	1,349	0	2	SF Terrace	£435,000
Chalcroft Tolls	271	B	OMS	H1	EOT Wide	4	8	3	-	151.70	1,633	0	2		£540,000
Chalcroft Tolls	277	B	OMS	H1	EOT Wide	4	8	3	-	151.70	1,633	2	0		£540,000
Chalcroft Tolls	279	B	OMS	H1	EOT Wide	4	8	3	-	151.70	1,633	2	0		£540,000
Chalcroft Tolls	273	B	OMS	H2	EOT Narrow	4	8	3	-	150.10	1,616	0	2		£540,000
Chalcroft Tolls	278	B	OMS	H2	Terraced Narrow	4	8	3	-	150.10	1,616	2	0		£540,000
Chalcroft Tolls	341	B	OMS	H1	EOT Wide	4	8	3	-	151.70	1,633	0	2		£540,000
Chalcroft Tolls	343	B	OMS	H1	EOT Wide	4	8	3	-	151.70	1,633	0	2		£540,000
The Avenue	328	B	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000
The Avenue	329	B	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000
Chalcroft Tolls	372	B	OMS	H2	EOT Wide	4	8	3	-	150.10	1,616	0	2		£540,000
The Avenue	375	B	OMS	H2	EOT Wide	4	8	3	-	150.10	1,616	2	0		£540,000
The Avenue	382	B	OMS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000

The Avenue	383	8	OVS	H2	Semi Detached Narrow	4	8	3	-	150.10	1,616	0	2		£540,000
	88		OVS												
			OVS												
			OVS							10,315.80					£36,505,000

The Avenue - Block F	290	B	OMS	Apt-1	Accessible Flat	1	2	x	80.60	-	868	0	1	GF Terrace	£200,000
The Avenue - Block F	293	B	OMS	Apt-1	Flat	1	2	x	68.10	-	733	0	1	GF Terrace	£200,000
The Avenue - Block F	294	B	OMS	Apt-1	Flat	1	2	x	50.20	-	540	0	1	GF Terrace	£200,000
The Avenue - Block F	298	B	OMS	Apt-1	Flat	1	2	x	68.10	-	733	0	1	FF Balcony	£200,000
The Avenue - Block F	299	B	OMS	Apt-1	Flat	1	2	x	50.20	-	540	0	1	FF Balcony	£200,000
The Avenue - Block F	303	B	OMS	Apt-1	Flat	1	2	x	50.20	-	540	0	1	SF Balcony	£200,000
Toll Square	311	B	OMS	Mais-1	Maisonette - GF - B	1	2	x	46.10	-	496	0	1		£200,000
Toll Square	312	B	OMS	Mais-2	Maisonette - FF - B	1	2	x	60.40	-	650	0	1		£200,000
The Avenue	247	B	OMS	A1	Terraced - Narrow	2	4	2	84.10	-	905	0	1		£345,000
Toll Square	316	B	OMS	A2	Semi Detached - Wide	2	4	2	80.50	-	867	0	1		£345,000
Toll Square	354	B	OMS	A2	EOT - Wide	2	4	2	80.50	-	867	FOGshare	0		£345,000
Toll Square	355	B	OMS	A2	Terraced - Wide	2	4	2	80.50	-	867	0	1		£345,000
Toll Square	356	B	OMS	A2	EOT - Wide	2	4	2	80.50	-	867	0	1		£345,000
Chalcroft Tolls	370	B	OMS	A2	Terraced - Wide	2	4	2	80.50	-	867	0	1		£345,000
The Avenue - Block F	291	B	OMS	Apt-2	Flat	2	4	x	83.10	-	894	0	1	GF Terrace	£280,000
The Avenue - Block F	292	B	OMS	Apt-2	Flat	2	4	x	78.70	-	847	0	1	GF Terrace	£280,000
The Avenue - Block F	295	B	OMS	Apt-2	Flat	2	4	x	80.60	-	868	0	1	FF Balcony	£280,000
The Avenue - Block F	296	B	OMS	Apt-2	Flat	2	4	x	83.10	-	894	0	1	FF Balcony	£280,000
The Avenue - Block F	297	B	OMS	Apt-2	Flat	2	4	x	78.70	-	847	0	1	FF Balcony	£280,000
The Avenue - Block F	300	B	OMS	Apt-2	Flat	2	4	x	80.60	-	868	0	1	SF Balcony	£280,000
The Avenue - Block F	301	B	OMS	Apt-2	Flat	2	4	x	83.10	-	894	0	1	SF Balcony	£280,000
The Avenue - Block F	302	B	OMS	Apt-2	Flat	2	4	x	78.70	-	847	0	1	SF Balcony	£280,000
Toll Square	367	B	OMS	FOG(A)	FOG	2	4	FOG	97.50	-	1,049	FOGshare	0		£300,000
Toll Square	368	B	OMS	FOG(A)	FOG	2	4	FOG	97.50	-	1,049	FOGshare	0		£300,000
Chalcroft Tolls	274	B	OMS	F1(A)	EOT	3	6	3	125.30	-	1,349	0	2	SF Terrace	£435,000
Chalcroft Tolls	275	B	OMS	F1(A)	Terraced	3	6	3	125.30	-	1,349	0	2	SF Terrace	£435,000
Chalcroft Tolls	276	B	OMS	F1(A)	EOT	3	6	3	125.30	-	1,349	0	2	SF Terrace	£435,000
The Avenue	287	B	OMS	F1(A)	Terrace	3	6	3	125.30	-	1,349	2xFOGshare	2	SF Terrace	£435,000
The Avenue	288	B	OMS	F1(A)	Terrace	3	6	3	125.30	-	1,349	0	2	SF Terrace	£435,000
The Avenue	289	B	OMS	F1(A)	Terrace	3	6	3	125.30	-	1,349	0	2	SF Terrace	£435,000
The Avenue	306	B	OMS	B2(A)	Semi Detached	3	6	2	108.20	-	1,165	1	1		£435,000
The Avenue	307	B	OMS	B2(A)	Detached	3	6	2	108.20	-	1,165	1	1		£435,000
Chalcroft Tolls	363	B	OMS	B3(A)	Semi Detached	3	6	2.5	124.60	-	1,341	0	2		£435,000
Toll Square	364	B	OMS	B3(A)	Semi Detached	3	6	2.5	124.60	-	1,341	0	2		£435,000
The Avenue	336	B	OMS	C1(A)	Terrace	3	6	2	126.70	-	1,364	0	2		£435,000
The Avenue	337	B	OMS	C1(A)	Terrace	3	6	2	126.70	-	1,364	0	2		£435,000
The Avenue	338	B	OMS	C1(A)	Terrace	3	6	2	126.70	-	1,364	0	2		£435,000
The Avenue	339	B	OMS	C1(A)	Terrace	3	6	2	126.70	-	1,364	0	2		£435,000
The Avenue	340	B	OMS	C1(A)	Terrace	3	6	2	126.70	-	1,364	0	2		£435,000
Chalcroft Tolls	359	B	OMS	C1(A)	Link Detached	3	6	2	126.70	-	1,364	1	1	FF Deck	£435,000
Chalcroft Tolls	360	B	OMS	C1(A)	Link Detached	3	6	2	126.70	-	1,364	1	1	FF Deck	£435,000
The Avenue	308	B	OMS	D1(A)	Detached	3	6	2	116.90	-	1,258	0	2		£435,000
The Avenue	335	B	OMS	D1(A)	Terrace	3	6	2	116.90	-	1,258	0	2		£435,000
	43		OMS						4,140.20						£14,775,000
			OMS												
Toll Square	350	B	OMS	Mais-1	Maisonette - GF - B	1	2	x	46.10	-	496	0	1		£200,000
Toll Square	351	B	OMS	Mais-2	Maisonette - FF - B	1	2	x	60.40	-	650	0	1		£200,000
The Avenue	246	B	OMS	A1	EOT - Narrow	2	4	2	84.10	-	905	0	1		£345,000
The Avenue	248	B	OMS	A1	EOT - Narrow	2	4	2	84.10	-	905	0	1		£345,000
Toll Square	315	B	OMS	A2	Semi Detached - Wide	2	4	2	80.50	-	867	0	1		£345,000
Chalcroft Tolls	347	B	OMS	A2	EOT - Wide	2	4	2	80.50	-	867	FOGshare	0		£345,000
Toll Square	348	B	OMS	A2	Terraced - Wide	2	4	2	80.50	-	867	0	1		£345,000
Toll Square	349	B	OMS	A2	EOT - Wide	2	4	2	80.50	-	867	0	1		£345,000
Chalcroft Tolls	369	B	OMS	A2	EOT - Wide	2	4	2	80.50	-	867	0	1		£345,000
Chalcroft Tolls	371	B	OMS	A2	EOT - Wide	2	4	2	80.50	-	867	0	1		£345,000
	10		OMS						757.70						£3,160,000

Character Area	Plot No.	Phase	Tenure	House Type	Type	Beds	Person	Storey	GIA	GIA m2	GIAsqft	Carport	Parking	Ter/Dck/Bal		
Southern Gateway Block A1	105	C	OMS	Apt-1	Flat	1	2	x	-	54.90	591	Ucroft	0	GF Bay	E200,000	
Southern Gateway Block A1	111	C	OMS	Apt-1	Flat	1	2	x	-	54.90	591	FOGshare	0	SF Bay	E200,000	
Southern Gateway Block A1	115	C	OMS	Apt-1	Flat	1	2	x	-	54.90	591	0	1	TF Bay	E200,000	
Southern Gateway Block A2	120	C	OMS	Apt-1	Flat	1	2	x	-	64.00	689	FOGshare	0	GF None	E200,000	
Southern Gateway Block A2	122	C	OMS	Apt-1	Flat	1	2	x	-	64.00	689	0	1	FF None	E200,000	
Southern Gateway Block A2	124	C	OMS	Apt-1	Flat	1	2	x	-	64.00	689	0	1	SF None	E200,000	
Southern Gateway Block A3	126	C	OMS	Apt-1	Flat	1	2	x	-	52.10	561	0	1	UGF Terrace	E200,000	
Southern Gateway Block A3	131	C	OMS	Apt-1	Flat	1	2	x	-	52.10	561	0	1	FF Balcony	E200,000	
Southern Gateway Block A3	136	C	OMS	Apt-1	Flat	1	2	x	-	52.10	561	0	1	SF Balcony	E200,000	
The Roughets	96	C	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		E345,000	
The Roughets	97	C	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		E345,000	
The Roughets	100	C	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		E345,000	
The Roughets	102	C	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		E345,000	
The Roughets	103	C	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		E345,000	
Southern Gateway Block A1	104	C	OMS	Apt-2	Flat	2	4	x	-	84.40	908	Ucroft	0	GF Terrace	E280,000	
Southern Gateway Block A1	108	C	OMS	Apt-2	Flat	2	4	x	-	79.70	858	Ucroft	0	FF Balcony	E280,000	
Southern Gateway Block A1	109	C	OMS	Apt-2	Flat	2	4	x	-	82.20	885	Ucroft	0	FF Balcony	E280,000	
Southern Gateway Block A1	110	C	OMS	Apt-2	Flat	2	4	x	-	80.64	868	Ucroft	0	FF Balcony	E280,000	
Southern Gateway Block A1	112	C	OMS	Apt-2	Flat	2	4	x	-	79.70	858	FOGshare	0	SF Balcony	E280,000	
Southern Gateway Block A1	113	C	OMS	Apt-2	Flat	2	4	x	-	82.20	885	FOGshare	0	SF Balcony	E280,000	
Southern Gateway Block A1	114	C	OMS	Apt-2	Flat	2	4	x	-	80.64	868	0	1	SF Balcony	E280,000	
Southern Gateway Block A1	116	C	OMS	Apt-2	Flat	2	4	x	-	79.70	858	0	1	TF Balcony	E280,000	
Southern Gateway Block A1	117	C	OMS	Apt-2	Flat	2	4	x	-	82.20	885	0	1	TF Balcony	E280,000	
Southern Gateway Block A1	118	C	OMS	Apt-2	Flat	2	4	x	-	80.64	868	0	1	TF Balcony	E280,000	
Southern Gateway Block A1	106	C	OMS	FOG(P)	FOG	2	4	FOG	-	80.40	865	FOGshare	0	GF None	E300,000	
The Roughets	101	C	OMS	A2	Semi Detached - Wide	2	4	2	-	80.50	867	0	1		E345,000	
Southern Gateway Block A2	121	C	OMS	Apt-2	Flat	2	4	x	-	76.40	822	0	1	GF None	E280,000	
Southern Gateway Block A2	123	C	OMS	Apt-2	Flat	2	4	x	-	76.40	822	0	1	FF None	E280,000	
Southern Gateway Block A3	127	C	OMS	Apt-2	Flat	2	4	x	-	82.60	889	0	1	UGF Bay	E280,000	
Southern Gateway Block A3	128	C	OMS	Apt-2	Flat	2	4	x	-	86.20	928	0	1	UGF Balcony	E280,000	
Southern Gateway Block A3	129	C	OMS	Apt-2	Flat	2	4	x	-	101.90	1,097	0	1	UGF Balcony	E280,000	
Southern Gateway Block A3	130	C	OMS	Apt-2	Flat	2	4	x	-	99.30	1,069	0	1	UGF Balcony	E280,000	
Southern Gateway Block A3	132	C	OMS	Apt-2	Flat	2	4	x	-	82.60	889	0	1	FF Bay	E280,000	
Southern Gateway Block A3	133	C	OMS	Apt-2	Flat	2	4	x	-	86.20	928	0	1	FF Balcony	E280,000	
Southern Gateway Block A3	134	C	OMS	Apt-2	Flat	2	4	x	-	101.90	1,097	0	1	FF Balcony	E280,000	
Southern Gateway Block A3	135	C	OMS	Apt-2	Flat	2	4	x	-	99.30	1,069	0	1	FF Balcony	E280,000	
Southern Gateway Block A3	137	C	OMS	Apt-2	Flat	2	4	x	-	82.60	889	0	1	SF Bay	E280,000	
Southern Gateway Block A3	138	C	OMS	Apt-2	Flat	2	4	x	-	86.20	928	0	1	SF Balcony	E280,000	
Southern Gateway Block A3	139	C	OMS	Apt-2	Flat	2	4	x	-	101.90	1,097	0	1	SF Balcony	E280,000	
Southern Gateway Block A3	140	C	OMS	Apt-2	Flat	2	4	x	-	99.30	1,069	0	1	SF Balcony	E280,000	
Southern Gateway Block A3	141	C	OMS	Apt-2	Flat	2	4	x	-	114.70	1,235	0	1	TF Balcony	E280,000	
Southern Gateway Block A3	142	C	OMS	Apt-2	Flat	2	4	x	-	101.90	1,097	0	1	TF Balcony	E280,000	
Southern Gateway Block A3	143	C	OMS	Apt-2	Flat	2	4	x	-	99.30	1,069	0	1	TF Balcony	E280,000	
Southern Gateway Block A2	119	C	OMS	FOG(P)	FOG	2	4	FOG	-	74.50	802	FOGshare	0	FF None	E300,000	
The Rought	95	C	OMS	D1(P)	Detached	3	6	2	-	116.90	1,258	0	2		E435,000	
	45		OMS							3,658.52					E12,465,000	
Southern Gateway Block A4	144	C	OMS	Apt-1	Accessible Flat	1	2	x	81.90	-	882	0	1	GF Terrace	E200,000	
Southern Gateway Block A4	146	C	OMS	Apt-1	Flat	1	2	x	60.60	-	652	0	1	GF Terrace	E200,000	
Southern Gateway Block A4	147	C	OMS	Apt-1	Flat	1	2	x	56.60	-	609	0	1	FF Balcony	E200,000	
Southern Gateway Block A4	150	C	OMS	Apt-1	Flat	1	2	x	60.60	-	652	0	1	FF Balcony	E200,000	
Southern Gateway Block A4	151	C	OMS	Apt-1	Flat	1	2	x	56.60	-	609	0	1	SF Balcony	E200,000	
Southern Gateway Block A4	154	C	OMS	Apt-1	Flat	1	2	x	60.60	-	652	0	1	SF Balcony	E200,000	
Southern Gateway Block A4	155	C	OMS	Apt-1	Flat	1	2	x	56.60	-	609	0	1	TF Balcony	E200,000	
Southern Gateway Block A4	158	C	OMS	Apt-1	Flat	1	2	x	60.60	-	652	FOGshare	0	TF Balcony	E200,000	
The Roughets	99	C	OMS	A2	Semi Detached - Wide	2	4	2	80.50	-	867	0	2		E345,000	
Southern Gateway Block A4	145	C	OMS	Apt-2	Flat	2	4	x	83.50	-	899	0	1	GF Terrace	E154,000	
Southern Gateway Block A4	148	C	OMS	Apt-2	Flat	2	4	x	81.80	-	880	0	1	FF Balcony	E280,000	
Southern Gateway Block A4	149	C	OMS	Apt-2	Flat	2	4	x	83.50	-	899	0	1	FF Balcony	E280,000	
Southern Gateway Block A4	152	C	OMS	Apt-2	Flat	2	4	x	81.80	-	880	0	1	SF Balcony	E280,000	
Southern Gateway Block A4	153	C	OMS	Apt-2	Flat	2	4	x	83.50	-	899	0	1	SF Balcony	E280,000	
Southern Gateway Block A4	156	C	OMS	Apt-2	Flat	2	4	x	81.80	-	880	0	1	TF Balcony	E280,000	
Southern Gateway Block A4	157	C	OMS	Apt-2	Flat	2	4	x	83.50	-	899	FOGshare	0	TF Balcony	E280,000	
	16		OMS							1,154.00					E3,779,000	
Southern Gateway Block A1	107	C	OMS	Apt-1	Flat	1	4	x	54.90	-	591	Ucroft	0	FF Bay	E200,000	
The Roughets	98	C	OMS	A1	Semi Detached - Narrow	2	4	2	84.10	-	905	0	1		E345,000	
Southern Gateway Block A5	159	C	OMS	FOG(A)	FOG	2	4	FOG	60.60	-	652	FOGshare	0	FF None	E300,000	
	3									199.60					E845,000	
										37,174	400,134.58					E134,744,000

Appendix 3 - Property Market Evidence

Market Report

Residential Property Market Report – One
Horton Heath



Eastleigh Borough Council

May 2023

Private and Confidential

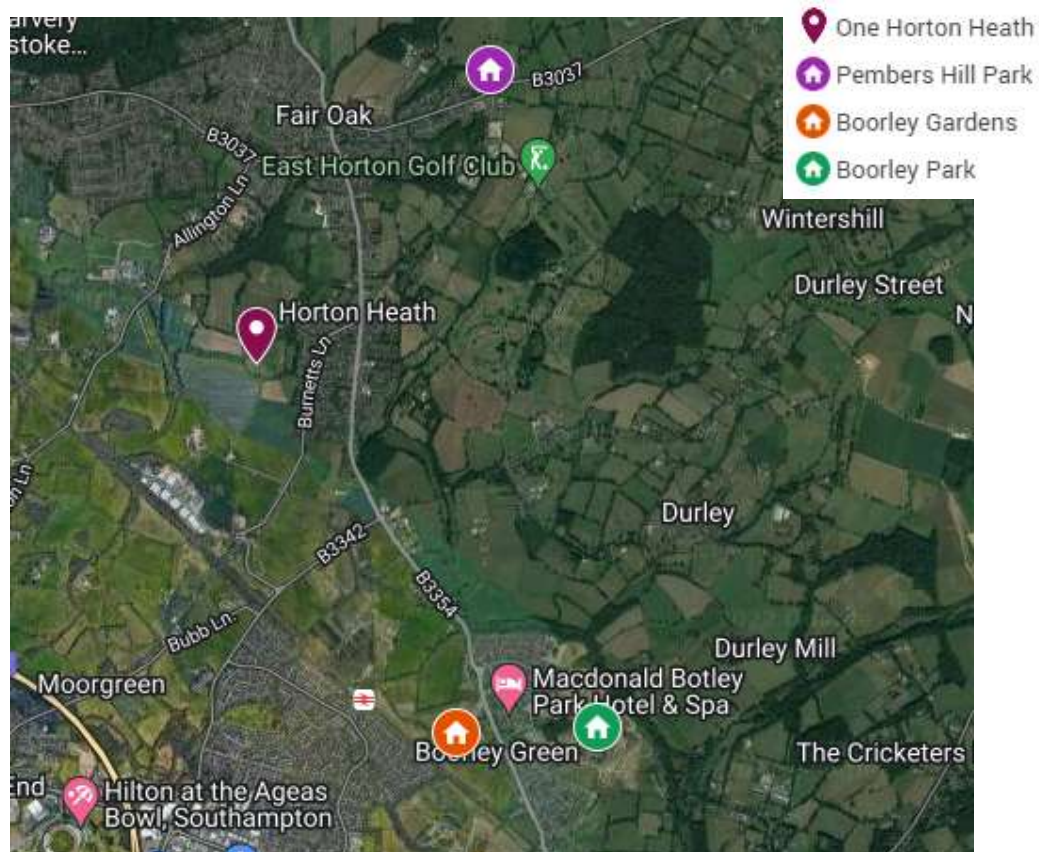
1 Introduction

- 1.1 This property market report should be read in conjunction with the Viability Assessments for One Horton Heath 2023.
- 1.2 The analysis contained within this report supports our value assumptions for the residential accommodation which can be found in section 4 of our main report.

2 Residential Market Assessment

- 2.1 We have identified the following new build developments which currently have properties available on the market;
- Pembers Hill Park
 - Boorley Gardens
 - Boorley Park

Figure 2.1 - Location of New Build Developments



Source: Google My Maps, January 2023

- 2.2 These development's all provide useful comparable evidence due to their proximity to the subject site.

Pemblers Hill Park - Drew Smith Homes

- 2.3 This development by drew smith homes is a collection of two, three, four and five bedroom homes located in Fair Oak, Hampshire.
- 2.4 Pemblers Hill Park is approximately 2 miles to the north east of the development site.

Figure 2.2 - Pemblers Hill Park Site Plan



Source: drewsmithhomes, February 2023

Asking Prices

- 2.5 Table 2.1 below provides a summary of the properties which are currently on the market for sale (February 2023) at this development.

Table 2.1 - Asking Prices at Pembers Hill Park

Property Name	Property Type	Image	Asking Price (£)	Floor Area (sqm)	£ psm
The Grange	2 bed FOG		£299,000	70.98	£4,212.45
Badminton	2 bed semi		£340,000	78.97	£4,305.43
Badminton	2 bed semi		£335,000	78.97	£4,242.11
Addington	3 bed detached		£460,000	107.02	£4,298.26
Royal Windsor	4 bed Detached		£535,000	123.00	£4,349.59
Royal Windsor	4 bed Detached		£555,000	123.00	£4,512.19

Source: drewsmithhomes, February 2023

2.6 In terms of analysis

- Two-bedroom properties at this development have an average asking price of approximately £325,000 / £4,253 psm.
- There is currently only one three-bedroom property at this development which has an asking price of £460,000 / £4,298 psm.
- Four-bedroom properties at this development have an average asking price of approximately £545,000 / £4,430 psm.
- All of the properties at this development have similar floor areas to the proposed units.

Achieved Values

2.7 We have utilised the Land Registry to identify 44 properties which have sold at this development between November 2020 and January 2023. We have matched each property with the floor area using the EPC register to enable an analysis of the values on price per sqm basis.

2.8 There have been 24 detached properties sold and recorded on the Land Registry within the review period. Table 2.2 below provides a summary of the values, floor areas and average achieved value on a per sqm basis.

Table 2.2 - Summary of Detached Properties - Pembers Hill Park

	Price Paid	Floor Area (sqm)	Achieved Value per sqm
Average	£499,562	131	£3,821
Minimum	£375,000	105	£3,509
Maximum	£625,000	171	£4,153

Source: Land Registry & EPC register, February 2023

2.9 There have been 3 semi-detached properties sold and recorded on the Land Registry within the review period. Table 2.3 below provides a summary of the values, floor areas and average achieved value on a per sqm basis.

Table 2.3 - Summary of Semi - Detached Properties - Pembers Hill Park

	Price Paid	Floor Area (sqm)	Achieved Value per sqm
Average	£125,167	73	£1,747
Minimum	£102,000	66	£1,214
Maximum	£138,750	84	£2,102

Source: Land Registry & EPC register, February 2023

2.10 There have been 17 terraced properties sold and recorded on the Land Registry within the review period. Table 2.4 below provides a summary of the values, floor areas and average achieved value on a per sqm basis.

Table 2.4 Summary of Terraced Properties - Pembers Hill Park

	Price Paid	Floor Area (sqm)	Achieved Value per sqm
Average	£368,971	96	£3,835
Minimum	£288,500	78	£3,565
Maximum	£465,000	124	£4,103

Source: Land Registry & EPC register, February 2023

Boorley Gardens - Miller Homes

- 2.11 This development is by Miller Homes and Bellway with this section of the report focusing on the properties being built by Miller Homes.
- 2.12 The development is a collection of one, two, three and four bedroom homes located in Boorley Green, Hampshire.
- 2.13 Boorley Gardens is approximately 2.5 miles to the south east of the development site.

Figure 2.3 - Boorley Gardens - Miller Homes - Site Plan



Source: Miller Homes, February 2023

Asking Prices

2.14 Table 2.5 below provides a summary of the properties which are currently for sale (February 2023) at this development.

Table 2.5 - Asking Prices at Boorley Gardens - Miller Homes

Property Name	Property Type	Image	Asking Price (£)	Floor Area (sqm)	£ psm
Durley FF	1 bed apartment		£199,995	51	£3,921.47
Durley FF	1 bed apartment		£210,995	51	£4,137.16
Edale	3 bed semi detached		£409,000	117	£3,495.72
Melbourne	3 bed detached		£398,500	96	£4,151.04
Downshire	3 bed detached		£425,000	97	£4,381.44

Walton	4 bed detached		£497,000	117	£4,247.86
Calver	4 bed detached		£543,500	128	£4,246.00
Sterndale	4 bed detached		£550,000	130	£4,230.77

Source: Miller Homes, February 2023

2.15 In terms of analysis

- One-bedroom properties at this development have an average asking price of approximately £205,000 / £4,019.60 psm.
- Three-bedroom properties at this development have an average asking price of approximately £410,000 / £4,009 psm.
- Four-bedroom properties at this development have an average asking price of approximately £530,000 / £4,250 psm.
- All of the properties at this development have similar floor areas to the proposed units.

2.16 We have been unable to identify any properties sold and recorded on the Land Registry at this development.

Boorley Gardens - Bellway

2.17 This development is by Miller Homes and Bellway with this section of the report focusing on the properties being built by Bellway.

2.18 This development by Bellway is a collection of one, two, three and four bedroom homes located in Boorley Green, Hampshire.

2.19 Boorley Gardens is approximately 2.5 miles to the south east of the development.

Figure 2.4 - Boorley Gardens - Bellway - Site Plan



Source: Bellway, February 2023

Asking Prices

2.20 Table 2.6 below provides a summary of the properties which are currently for sale (February 2023) at this development. Bellway Homes have not provided the floor areas for these units.

Table 2.6 - Asking Prices at Boorley Gardens - Bellway

Property Name	Property Type	Image	Asking Price (£)
---------------	---------------	-------	------------------

The coiner	2 bed semi detached		£334,995
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The Badlesmere	2 bed semi detached		£344,995
The Maplethorpe	3 bed detached		£407,995
The Ebberston	3 bed semi detached		£409,995
The Bowyer	4 bed detached		£535,995
The Stafford	4 bed detached		£549,995

Source: Bellway, February 2023

2.21 In terms of analysis

- Two-bedroom properties at this development have an average asking price of approximately £334,995.
- Three-bedroom properties at this development have an average asking price of approximately £408,995.
- Four-bedroom properties at this development have an average asking price of approximately £542,995.

Achieved Values

- 2.22 We have utilised the Land Registry to identify 44 properties which have sold at this development between November 2020 and January 2023. We have matched each property with the floor area using the EPC register to enable an analysis of the values on price per sqm basis.
- 2.23 There have been 37 detached properties sold and recorded on the Land Registry within the review period. Table 2.7 below provides a summary of the values, floor areas and average achieved value on a per sqm basis.

Table 2.7 - Summary of Detached Properties - Boorley Green

	Price Paid	Floor Area (sqm)	Achieved Value per sqm
Average	£485,132	130	£3,760
Minimum	£370,000	94	£3,255
Maximum	£625,000	192	£4,096

Source: Land Registry & EPC register, February 2023

Boorley Park - Linden Homes

- 2.24 This development by Linden Homes is a collection of one, two, three, four and five bedroom homes located in Boorley Green, Hampshire.
- 2.25 Boorley Park is approximately 3 miles to the south east of the development.

Figure 2.5 - Boorley Park - Linden Homes - Site Plan



Source: Linden Homes, March 2023

Asking Prices

2.26 Table 2.8 below provides a summary of the properties which are currently for sale (February 2023) at this development. Linden Homes have not provided the floor areas for these units.

Table 2.8 - Asking Prices at Boorley Park - Linden Homes

Property Name	Property Type	Image	Asking Price (£)
The Walton	2 bed semi - detached		£334,300
The Harper	2 bed semi - detached		£339,500
The Langham	3 bed detached		£420,000
The Fincham	3 bed detached		£420,000

The Elmwood	3 bed detached		£440,000
The Oxford	4 bed detached		£475,000
The Fulford	4 bed detached		£545,000
The Fairford	4 bed detached		£568,500

Source: Linden Homes, March 2023

2.27 In terms of analysis

- There is currently 2, two-bedroom properties for sale at this development which have an average asking price of approximately £335,000.
- There is currently 3, three-bedroom property for sale at this development which have an average asking price of approximately £430,000.
- Four-bedroom properties at this development have an average asking price of approximately £529,500.

2.28 We have been unable to identify any properties sold and recorded on the Land Registry at this development.

Boorley Park - Bovis Homes

2.29 This development by Linden Homes is a collection of two, three and four bedroom homes located in Boorley Green, Hampshire.

2.30 Boorley Park is approximately 3 miles to the south east of the development.

Figure 2.6 - Boorley Park - Bovis Homes - Site Plan



Source: Bovis Homes, March 2023

Asking Prices

2.31 Table 2.9 below provides a summary of the properties which are currently for sale (February 2023) at this development. Bovis Homes have not provided the floor areas for these units which makes analysing them difficult as we are unsure how big they are.

Table 2.9 - Asking Prices at Boorley Park - Bovis Homes

Property Name	Property Type	Image	Asking Price (£)
The Juniper x2	4 bed detached with garage		£490,000
The Maple	4 bed detached with garage		£635,000
The Aspen	4 bed detached with garage		£550,000
The Aspen II x2	4 bed detached with garage		£555,000

Source: Bovis Homes, March 2023

2.32 In terms of analysis

- There are currently 6 properties for the sale at this development, all of which are four-bedroom detached properties. The table above provides the four house types along with the asking price for each.

2.33 We have been unable to identify any properties sold and recorded on the Land Registry at this development.

Analysis - Residential Market Assumptions

- 2.34 We have identified three new build developments all within close proximity of the proposed development site. We have been able to identify asking prices and where possible achieved values for these developments.
- 2.35 We note that asking prices are often aspirational and may not reflect the price that a buyer is willing to pay. In our main report we highlighted that property prices appear to be decreasing after having been on a continuous upward trajectory over the last couple of years. Both factors must play a role in determining appropriate value assumptions for the proposed residential units.
- 2.36 The developments by Drew Smith Homes and Miller Homes provide useful comparisons based upon the location, specification and age of the developments. We have been able to analyse the asking prices on a price per sqm basis. This allows us to also compare the unit sizes at these developments with the proposed units.
- At Pembers Hill Park, properties are currently on the market for between £335,000 for a two-bedroom property and up to £545,000 for a four-bedroom property. On a price per sqm basis, the asking prices equates to between £4,212 and £4,512.
 - At Boorley Gardens, the Miller Homes development, properties are currently on the market for between £214,99 for a one-bedroom apartment and up to £550,000 for a four-bedroom property. On a price per sqm basis, this equates to between £3,495 and £4,247 psm.
- 2.37 At the Boorley Gardens, Bellway development, we have been unable to analyse the units on per sqm basis which makes drawing comparisons between these and the proposed units more difficult but provides a useful indication of unit values. This also applies to the Lindon Homes and Bovis Homes developments.
- Asking prices at the Boorley Gardens development range between £334,995 for a two-bedroom semi-detached property up to £549,995 for a four-bedroom detached property.
 - Asking prices at the Boorley Park, Linden Homes development range between £339,500 for a four-bedroom semi-detached property up to £568,500 for a four-bedroom detached property.
 - At Boorley Park, Bovis Homes development there are currently 6 properties for the sale at this development, all of which are four-bedroom detached properties. The properties have asking prices of between £490,000 and £635,000.
- 2.38 Based on our detailed market analysis we consider the following market value assumptions to be appropriate for the Lower Acre Parcel.

Table 2.2.10 - Residential Value Assumptions

Unit Mix	Market Value	Affordable Rented 55% of market value	First Homes 70% of market value
1B2P Flat	£200,000	£110,000	£140,000
2B4P Flat	£280,000	£154,000	£196,000
2B4P FOG	£300,000	£165,000	£210,000
2B4P House	£345,000	£189,750	£241,500
3B6P House	£435,000	£239,250	£304,500
4B7/8P House	£540,000	£297,000	£378,000

Source: AspinallVerdi, May 2023

Appendix 4 - Infrastructure Costs

Workstream	Predicted Completion Date	Cost £
Land Management, enabling, site clearance.	Mar-25	£1,529,128
Road Construction Phase 1 and 2	Sep-21	£7,993,047
Site wide utilities and diversions		
Utilities diversions	Feb-22	£1,874,900
Gas supply	Feb-22	£289,193
Electrical supply	Feb-22	£5,322,768
Telecom diversions and new supplies	Feb-22	£69,673
Drainage diversions	Feb-22	£359,135
Oil pipeline diversion	Feb-22	£551,779
Fees, surveys and boreholes	Feb-22	£530,912
Secondary Infrastructure outside development parcels		
Fees and surveys	Nov-25	£2,734,606
Road, earthworks, bridge and drainage construction	Nov-25	£14,704,180
Landscaping	Nov-25	£6,574,593
Total		£42,533,914

Appendix 5 - Non-Housing S106 Contributions

OPA s106				FRP s106		
Obligation	Commentary	Contribution or Works	Trigger	FRP?	FRP Cost	Trigger
Affordable Housing		Works	xx% overall. Submit details per phase prior to determination of RM application for that phase	Y	Works	
Allotments	North	Works	Prior to 2000th occupation	Y	£9,525	Prior to 1st occupation
	South	Works	Prior to 500th occupation			
Air Quality Monitoring		Contribution		Y	£8,467	Prior to 1st occupation
Bus Service	30 Minutes Service - Xelabus est. £2,155,000 over 5 years (£575k, £500k, £430k, £360k, £290k)	Works/Tender		Y	£556,947	Prior to 100th occupation
	Infrastructure	Works & Contribution	Prior to 100th occupation	Y	£35,107	Prior to 100th occupation
Commercial & Retail Floorspace	Delivery quantum & agreement of timings	Works		N		
Community Development Officer	Cover 10 Years	Contribution		Y	£53,340	Prior to commencement
Community Facility		Works	Prior to 1,250th occupation	N		
Community Infrastructure Contribution				Y	£448,920	1/3 prior to 1st occupation, 1/3 prior to 200th occupation, 1/3 prior to 280th occupation
Destination Play		Works		N		
Education	Early Years	Works	90 spaces prior to 1000th (HCC want earlier) and 180 by 2250th	Y	£400,000	5% prior to commencement, 20% prior to 200th occupation, 75% prior to 280th occupation
	Primary Education	Works	Prior to 400th eligible dwelling	Y	£2,008,118	5% prior to commencement, 20% prior to 200th occupation, 75% prior to 280th occupation
	Secondary Education	Contribution		Y	£2,255,748	5% prior to commencement, 20% prior to 200th occupation, 75% prior to 280th occupation
	Temporary Transport			Y	TBC	As requested in writing by HCC
	SEND	Contribution		N		
Employment & Skills	Management Plan	Works		Y	£146,981	Prior to commencement
Health		Contribution	1/3 prior to 1st occupation, 1/3 prior to 500th occupation and 1/3 prior to 1,000th occupation	Y	£78,600	Prior to commencement
Highway Contribution	Bradbeers Roundabout	Contribution	1/3 prior to 1st occupation, 1/3 prior to 500th occupation and 1/3 prior to 1,000th occupation	Y	£2,236,952	Prior to 1st occupation
	Signalisation @ Tollbar Way/Maunsell Way	Contribution	1/3 prior to 1st occupation, 1/3 prior to 500th occupation and 1/3 prior to 1,000th occupation	Y		
	Improvements to roundabouts at Bishopstoke Road/Chickenhall Land	Contribution	1/3 prior to 1st occupation, 1/3 prior to 500th occupation and 1/3 prior to 1,000th occupation	Y		
	Improvements at Bishopstoke Road/Romsey Road/Twyford Road roundabout	Contribution	1/3 prior to 1st occupation, 1/3 prior to 500th occupation and 1/3 prior to 1,000th occupation	Y		
	Improvements at Botley Road/Winchester Road/Mortimers Lane	Contribution	1/3 prior to 1st occupation, 1/3 prior to 500th occupation and 1/3 prior to 1,000th occupation	Y		
	Signal improvements at Botley Road/Eastleigh Road/Stubbington Way	Contribution	1/3 prior to 1st occupation, 1/3 prior to 500th occupation and 1/3 prior to 1,000th occupation	Y		
	Signal improvements at Winchester Road/Portsmouth Road	Contribution	1/3 prior to 1st occupation, 1/3 prior to 500th occupation and 1/3 prior to 1,000th occupation	Y		
	Roundabout improvements at Winchester Road/Church Lane/Wessex Way	Contribution	1/3 prior to 1st occupation, 1/3 prior to 500th occupation and 1/3 prior to 1,000th occupation	Y		
	Roundabout improvements at Charles Watts Way/Turnpike Way/Tollbar Way	Contribution	1/3 prior to 1st occupation, 1/3 prior to 500th occupation and 1/3 prior to 1,000th occupation	Y		
	Roundabout improvements at Charles Watts Way/Grange Road/Wildern Lane/Botley Road	Contribution	1/3 prior to 1st occupation, 1/3 prior to 500th occupation and 1/3 prior to 1,000th occupation	Y		
	Roundabout improvements at Moorgreen Road/Botley Road/High Street/Telegraph Road	Contribution	1/3 prior to 1st occupation, 1/3 prior to 500th occupation and 1/3 prior to 1,000th occupation	Y		
	TRO (inc Burnetts Lane HGV restrictions)	Contribution	Prior to commencement	Y		
	Improvements to signals at Burnetts Lane/Botley Road/Knowle Lane signalised junction (needs separate definition)	Contribution	Prior to commencement			
	M27 Junction 7 (needs separate definition)	Contribution	Prior to first occupation per phase		£150,000	
	Toucan Crossing on Bubb Lane (needs separate definition)	Contribution	Prior to first occupation per phase	Y	£200,000	Prior to 1st occupation
	Accessibility at Hedge End Station (needs separate definition)	Contribution	Prior to occupation of 25th dwelling	Y	£35,000	Prior to 1st occupation

	Bubb Lane/Link road Roundabout (needs separate definition)	Contribution	Prior to occupation of 500th dwelling	N		
Highway Works	Allington Lane/Fair Oak Road/Sandy Lane/Blackberry Drive Junction	Works	Highway Works Agreement prior to 100th occupations & Complete the Works prior to 200th occupation	Y	£2,699,601	Highway Works Agreement prior to 100th occupations & Complete the Works prior to 200th occupation
	Sandy Lane/Winchester Road	Works	Highway Works Agreement prior to 500th occupations & Complete the Works prior to 600th occupation	N		
	Bubb Lane/Bubb Lane/Tollbar Way	Works	Highway Works Agreement prior to 300th occupations & Complete the Works prior to 400th occupation	N		
	A27/Allington Lane/Townhill Way	Works	Highway Works Agreement prior to 700th occupations & Complete the Works prior to 800th occupation	N		
	Allington Railway Bridge	Works	Highway Works Agreement prior to 900th occupations & Complete the Works prior to 1,000th occupation	N		
	Fir Tree Lane Improvements	Works	Complete the works prior to 1st occupation (of any parcel accessed from Fir Tree Lane)	N		
	Footpath to Hedge End Station	Works	Highway Works Agreement prior to 1st occupations & Complete the Works prior to 25th occupation	Y	£382,129	Highway Works Agreement prior to 1st occupations & Complete the Works prior to 25th occupation
	Single Crossing Burnetts Lane	Works	Highway Works Agreement prior to 1st occupations & Complete the Works prior to 1st occupation	Y	£40,068	Highway Works Agreement prior to 1st occupations & Complete the Works prior to 1st occupation
	Series Crossing Burnetts Lane	Works	Highway Works Agreement prior to 100th occupations & Complete the Works prior to 200th occupation	Y	£96,542	Highway Works Agreement prior to 100th occupations & Complete the Works prior to 200th occupation
	Link Road	Works	Highway Works Agreement prior to 50th occupations & Complete the Works prior to 100th occupation	Y	£15,024,321	Highway Works Agreement prior to 50th occupations & Complete the Works prior to 100th occupation
Land Management	Sports Facilities Commuted Maintenance Sum (£25k x 25)	Contribution		N		
	Sports Facilities Supervision	Contribution		N		
	Play Area Contribution	Contribution		N		
	Play Area Supervision	Contribution		Y	£7,093	
	Play Area Maintenance	Contribution		Y	£94,573	Upon the transfer of the On-Site Open Space and Sustainable Drainage Land and Play Area Land
	Play Area Equipment	Contribution		N		
	On-Site Open Space and Sustainable Drainage Maintenance Contribution	Contribution		Y	£655,546	Upon completion of the laying out of the On-Site Open Space and Sustainable Drainage Lane and Play Area Land
	Land Management Strategy	Works	Per phase & relevant linked occupations (bespoke phasing plan)	Y	£0	Submit (and have approved prior to first)
Monitoring	s106 Monitoring Contribution	Contribution		Y	£30,480	Upon completion of the s106 agreement
	HCC Directors Development Control Fee				£5,000	Upon completion of the s106 agreement
	HCC Monitoring Fee			Y	£8,500	Upon completion of the s106 agreement
New Forest	Payment	Contribution	Prior to occupation per phase (£331 per dwelling)	Y	£126,412	Prior to 1st occupation
Nutrients	Nitrates	Works & Contribution	Purchase of necessary credits (2,892 credits) per phase & delivery of on-site mitigation	Y	£2,424,500	Purchase of credits (808) credits
	Phosphates	Works	Delivery of on-site mitigation	Y	£1,650,500	Purchase of credits (33) credits
Older Persons Accommodation	Details of provision	Works	Submission of details of accommodation & minimum provision	N		
PRoW Contribution	Footpath Maintenance	Contribution		Y	£408,990	Prior to 1st occupation
PRoW Works	Point K - I (663m) upgrade surface condition	Works	Prior to 750th occupation	N		
	Point F - G (227m) upgrade surface condition	Works	Prior to 750th occupation	N		
	Point D-E (569m) upgrade surface condition	Works	Prior to 750th occupation	N		
	Point A-D (862m) upgrade surface condition	Works	Prior to 1000th occupation	N		
	North to Wyvern College (350m) re-establish dirt track	Works	Prior to 1000th occupation	N		
	Point R - Q (186m) upgrade surface condition	Works	Prior to 100th occupation	Y	£27,900	
	Point P - Q (84m) upgrade surface condition	Works	Prior to 100th occupation	Y	£12,600	
	Point O - P (703m) upgrade surface condition	Works	Prior to 100th occupation	Y	£105,450	
	Point M - N (369m) upgrade surface condition	Works	Prior to 250th occupation	Y	£31,365	
	Point L - I (512m) upgrade to hard surface	Works	Prior to 1st occupation	Y	£89,600	
	Point I - G (145m) upgrade to hard surface	Works	Prior to 1st occupation	Y	£25,375	
	Point H - G (158m) upgrade to hard surface	Works	Prior to 1st occupation	Y	£27,650	
	Establish Public Art Steering Group	Works	Prior to the commencement of development	Y	£0	Prior to the commencement of development

Public Art	Payment	Contribution		Y	£180,429	1/3 prior to 1st occupation, 1/3 prior to 200th occupation, 1/3 prior to 300th occupation
Solent Mitigation	£361 for 1-bed, £533 for 2-bed, £681 for 3-bed, £801 for 4-bed (to be updated)	Contribution	Prior to first occupation per phase	Y	£235,132	Prior to 1st occupation
Sports - Off-Site	Towards upgrading facilities at Lapstone Park	Contribution	1/3 prior to 1st occupation, 1/3 prior to 200th occupation, 1/3 prior to 300th occupation	Y	£701,423	1/3 prior to 1st occupation, 1/3 prior to 200th occupation, 1/3 prior to 300th occupation
Sports - On-Site	Provision of pitch - £1,242,000 (LL costing)	Works				
Travel Plan	Monitoring Fee	Contribution		Y	£15,000	Prior to first occupation
	Approval Fee	Contribution		Y	£1,500	Prior to first occupation
	Bond			Y	£20,400	Prior to first occupation
	Delivery Cost (inc car club)	Works		Y	£75,000	

Total Cost

£33,875,949

£88,913 /plot

APPRAISAL SUMMARY**ASPINAL VERDI****Lower Acre Parcel - 100% Market Housing
One Horton Heath****Appraisal Summary for Merged Phases 1 2 3 4 5 6**

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market - Phase A	114	11,921.20	3,699.71	386,886	44,105,000
Market - Phase A	42	3,377.50	3,801.63	305,714	12,840,000
Market - Phase A	20	1,649.20	3,801.84	313,500	6,270,000
Market - Phase B	88	10,315.80	3,538.75	414,830	36,505,000
Market - Phase B	43	4,140.20	3,568.67	343,605	14,775,000
Market - Phase B	10	757.70	4,170.52	316,000	3,160,000
Market - Phase C	45	3,658.52	3,407.12	277,000	12,465,000
Market - Phase C	16	1,154.00	3,274.70	236,188	3,779,000
Market - Phase C	<u>3</u>	<u>199.60</u>	4,233.47	281,667	<u>845,000</u>
Totals	381	37,173.72			134,744,000

NET REALISATION**134,744,000****OUTLAY****ACQUISITION COSTS**

Fixed Price	1		
Fixed Price		1	
			1

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
Market - Phase A	11,921.20	1,630.00	19,431,556
Market - Phase A	3,377.50	1,630.00	5,505,325
Market - Phase A	1,649.20	1,630.00	2,688,196
Market - Phase B	10,315.80	1,630.00	16,814,754
Market - Phase B	4,140.20	1,630.00	6,748,526
Market - Phase B	757.70	1,630.00	1,235,051
Market - Phase C	3,658.52	1,630.00	5,963,388
Market - Phase C	1,154.00	1,630.00	1,881,020
Market - Phase C	<u>199.60</u>	1,630.00	<u>325,348</u>

APPRAISAL SUMMARY

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing One Horton Heath

Totals	37,173.72 m²		60,593,164	
Contingency		5.00%	3,484,107	64,077,271
Other Construction Costs				
Biodiversity Net Gain	114.00 un	1,000.00 /un	114,000	
NHBC	114.00 un	1,000.00 /un	114,000	
Site Wide Infrastructure Cost	114.00 un	17,013.57 /un	1,939,547	
External Works		15.00%	2,914,733	
Future Home Standard	114.00 un	7,500.00 /un	855,000	
M4 (2) - Accessible & Adaptable			195,290	
M4 (3) - Adaptable			169,760	
Biodiversity Net Gain	62.00 un	1,000.00 /un	62,000	
NHBC	62.00 un	1,000.00 /un	62,000	
Site Wide Infrastructure Cost	62.00 un	17,013.57 /un	1,054,841	
External Works		15.00%	1,229,028	
Future Home Standard	62.00 un	7,500.00 /un	465,000	
Biodiversity Net Gain	88.00 un	1,000.00 /un	88,000	
NHBC	88.00 un	1,000.00 /un	88,000	
Site Wide Infrastructure Cost	88.00 un	17,013.57 /un	1,497,194	
External Works		15.00%	2,522,213	
Future Home Standard	88.00 un	7,500.00 /un	660,000	
M4 (2) - Accessible & Adaptable			156,454	
M4 (3) - Adaptable			136,001	
Biodiversity Net Gain	53.00 un	1,000.00 /un	53,000	
NHBC	53.00 un	1,000.00 /un	53,000	
Site Wide Infrastructure Cost	53.00 un	17,013.57 /un	901,719	
External Works		15.00%	1,197,537	
Future Home Standard	53.00 un	7,500.00 /un	397,500	
Biodiversity Net Gain	45.00 un	1,000.00 /un	45,000	
NHBC	45.00 un	1,000.00 /un	45,000	
Site Wide Infrastructure Cost	45.00 un	17,013.57 /un	765,611	
External Works		15.00%	894,508	
Future Home Standard	45.00 un	7,500.00 /un	337,500	
M4 (2) - Accessible & Adaptable			71,014	
M4 (3) - Adaptable			61,731	
Biodiversity Net Gain	19.00 un	1,000.00 /un	19,000	
NHBC	19.00 un	1,000.00 /un	19,000	
Site Wide Infrastructure Cost	19.00 un	17,013.57 /un	323,258	

APPRAISAL SUMMARY**ASPINAL VERDI****Lower Acre Parcel - 100% Market Housing
One Horton Heath**

External Works		15.00%	330,955	
Future Home Standard	19.00 un	7,500.00 /un	142,500	
				19,980,895
Section 106 Costs				
Section 106 Costs	114.00 un	88,913.25 /un	10,136,110	
Section 106 Costs	62.00 un	88,913.25 /un	5,512,622	
Section 106 Costs	88.00 un	88,913.25 /un	7,824,366	
Section 106 Costs	53.00 un	88,913.25 /un	4,712,402	
Section 106 Costs	45.00 un	88,913.25 /un	4,001,096	
Section 106 Costs	19.00 un	88,913.25 /un	1,689,352	
				33,875,948
PROFESSIONAL FEES				
Professional Fees		7.00%	4,241,521	
				4,241,521
MARKETING & LETTING				
Marketing		1.50%	2,008,485	
				2,008,485
DISPOSAL FEES				
Sales Agent Fee		1.00%	1,338,990	
Sales Legal Fee		0.50%	669,495	
				2,008,485
Additional Costs				
Profit on GDV @ 17.5%			7,718,375	
Profit on GDV @ 17.5%			3,344,250	
Profit on GDV @ 17.5%			6,388,375	
Profit on GDV @ 17.5%			3,138,625	
Profit on GDV @ 17.5%			2,181,375	
Profit on GDV @ 17.5%			809,200	
				23,580,200
TOTAL COSTS BEFORE FINANCE				149,772,806
FINANCE				
Debit Rate 7.000%, Credit Rate 0.000% (Nominal)				
Land			0	
Construction			4,565,406	

APPRAISAL SUMMARY**ASPINALLVERDI****Lower Acre Parcel - 100% Market Housing
One Horton Heath**

Other	2,447,687	
Total Finance Cost		7,013,094
TOTAL COSTS		156,785,900
PROFIT		(22,041,900)

Performance Measures

Profit on Cost%	-14.06%
Profit on GDV%	-16.36%
Profit on NDV%	-16.36%
IRR% (without Interest)	-17.29%

SENSITIVITY ANALYSIS REPORT

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing
One Horton Heath

Table of Profit Amount and Profit on GDV%

Construction: Rate /m²					
Sales: Rate /m²	-20.000%	-10.000%	0.000%	+10.000%	+20.000%
	1,304.00 /m²	1,467.00 /m²	1,630.00 /m²	1,793.00 /m²	1,956.00 /m²
-20.000%	(£32,945,756) -30.563%	(£41,723,677) -38.706%	(£50,501,598) -46.850%	(£59,279,519) -54.993%	(£68,057,440) -63.136%
-10.000%	(£18,715,907) -15.433%	(£27,493,828) -22.672%	(£36,271,749) -29.910%	(£45,049,670) -37.148%	(£53,827,591) -44.387%
0.000%	(£4,486,058) -3.329%	(£13,263,979) -9.844%	(£22,041,900) -16.358%	(£30,819,821) -22.873%	(£39,597,742) -29.387%
+10.000%	£9,594,180 6.473%	£962,554 0.649%	(£7,812,051) -5.271%	(£16,589,972) -11.193%	(£25,367,893) -17.115%
+20.000%	£23,387,622 14.464%	£14,919,830 9.227%	£6,345,424 3.924%	(£2,360,123) -1.460%	(£11,138,044) -6.888%

Sensitivity Analysis : Assumptions for Calculation

Construction: Rate /m²

Original Values are varied by Steps of 10.000%.

Heading	Phase	Rate	No. of Steps
Market - Phase A	1	£1,630.00	2.00 Up & Down
Market - Phase A	2	£1,630.00	2.00 Up & Down
Market - Phase A	2	£1,630.00	2.00 Up & Down
Market - Phase B	3	£1,630.00	2.00 Up & Down
Market - Phase B	4	£1,630.00	2.00 Up & Down
Market - Phase B	4	£1,630.00	2.00 Up & Down
Market - Phase C	5	£1,630.00	2.00 Up & Down
Market - Phase C	6	£1,630.00	2.00 Up & Down
Market - Phase C	6	£1,630.00	2.00 Up & Down

Sales: Rate /m²

Original Values are varied by Steps of 10.000%.

Heading	Phase	Rate	No. of Steps
Market - Phase A	1	£3,699.71	2.00 Up & Down
Market - Phase A	2	£3,801.63	2.00 Up & Down

SENSITIVITY ANALYSIS REPORT**ASPINALLVERDI****Lower Acre Parcel - 100% Market Housing
One Horton Heath**

Market - Phase A	2	£3,801.84	2.00 Up & Down
Market - Phase B	3	£3,538.75	2.00 Up & Down
Market - Phase B	4	£3,568.67	2.00 Up & Down
Market - Phase B	4	£4,170.52	2.00 Up & Down
Market - Phase C	5	£3,407.12	2.00 Up & Down
Market - Phase C	6	£3,274.70	2.00 Up & Down
Market - Phase C	6	£4,233.47	2.00 Up & Down

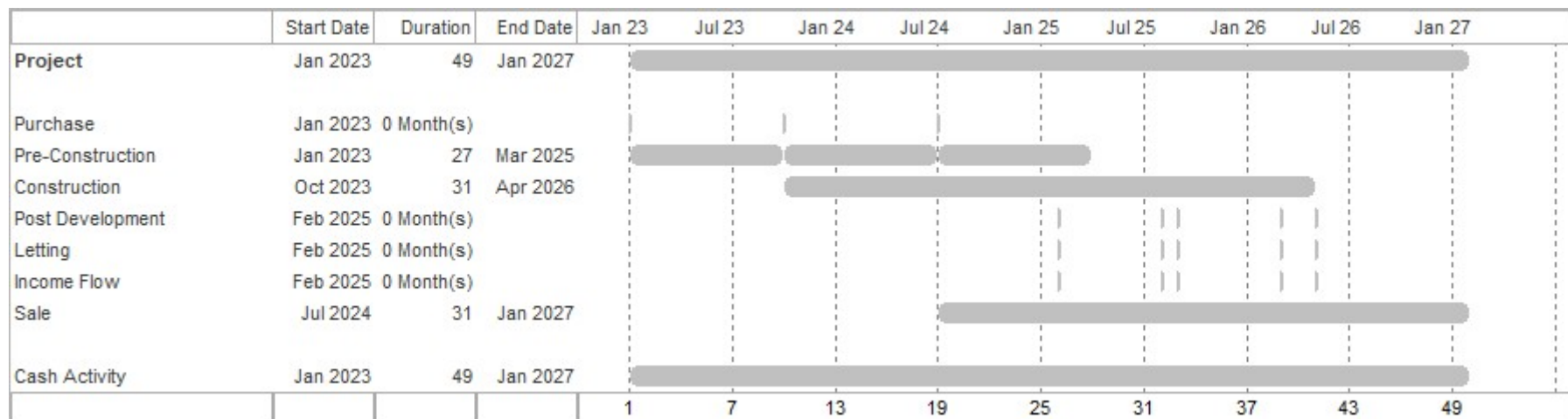
TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing One Horton Heath

Project Timescale	
Project Start Date	Jan 2023
Project End Date	Jan 2027
Project Duration (Inc Exit Period)	49 months

All Phases

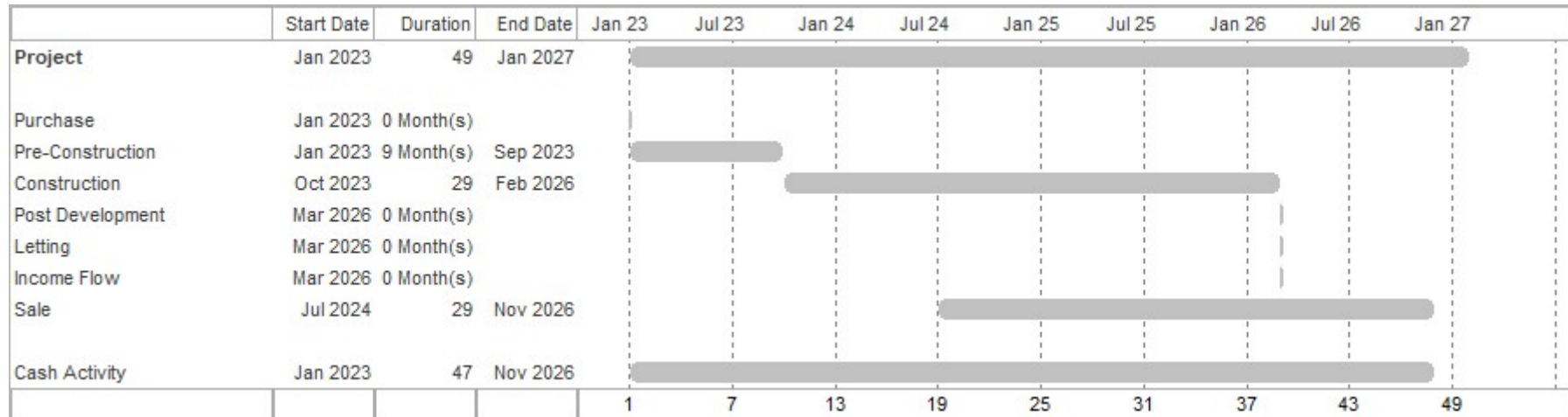


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing One Horton Heath

1. Phase A - Market

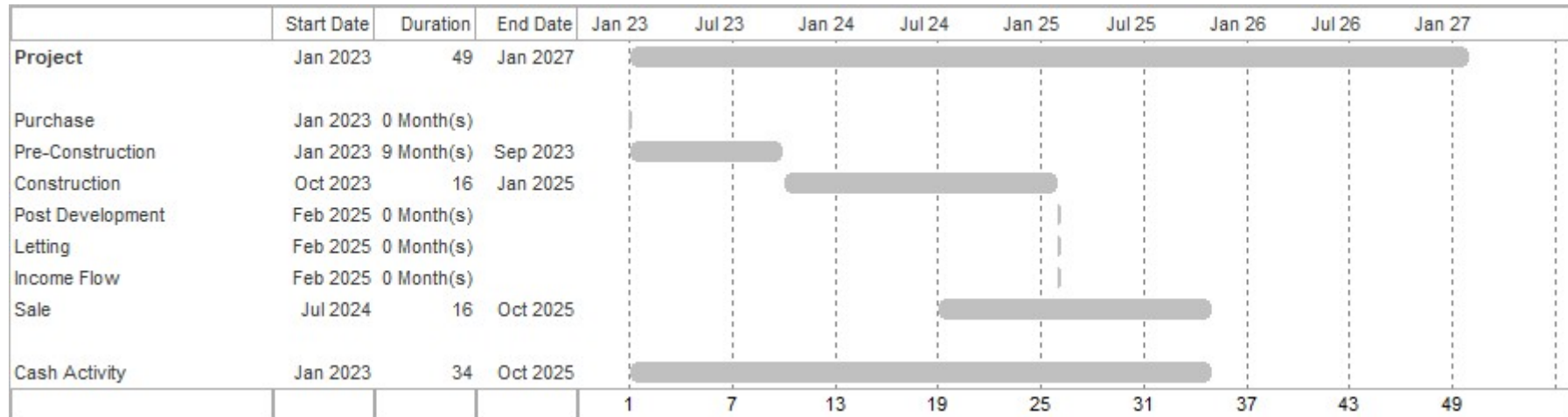


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing One Horton Heath

2. Phase A - Market

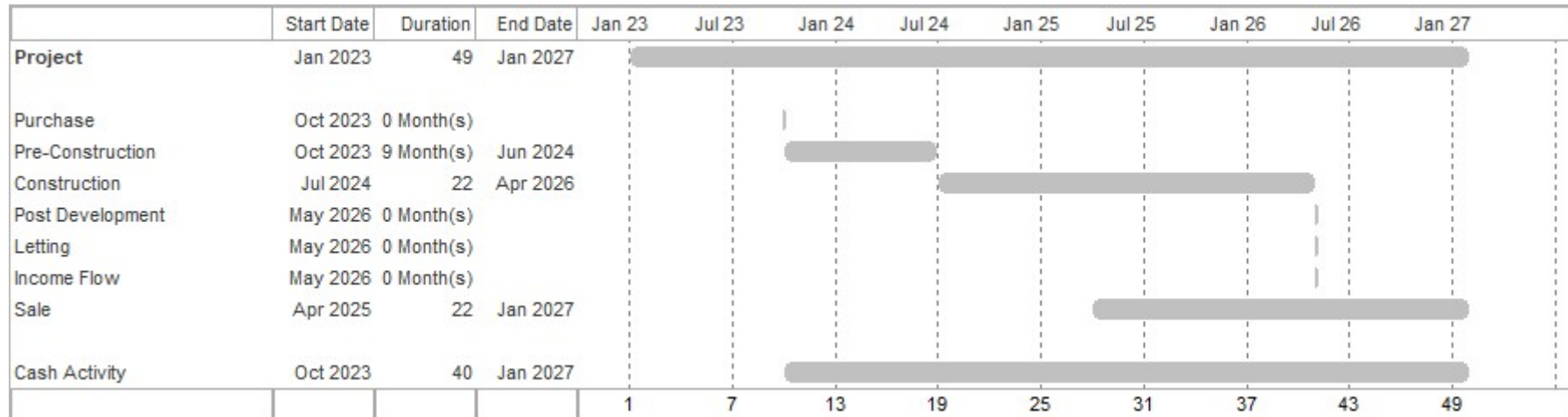


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing
One Horton Heath

3. Phase B - Market

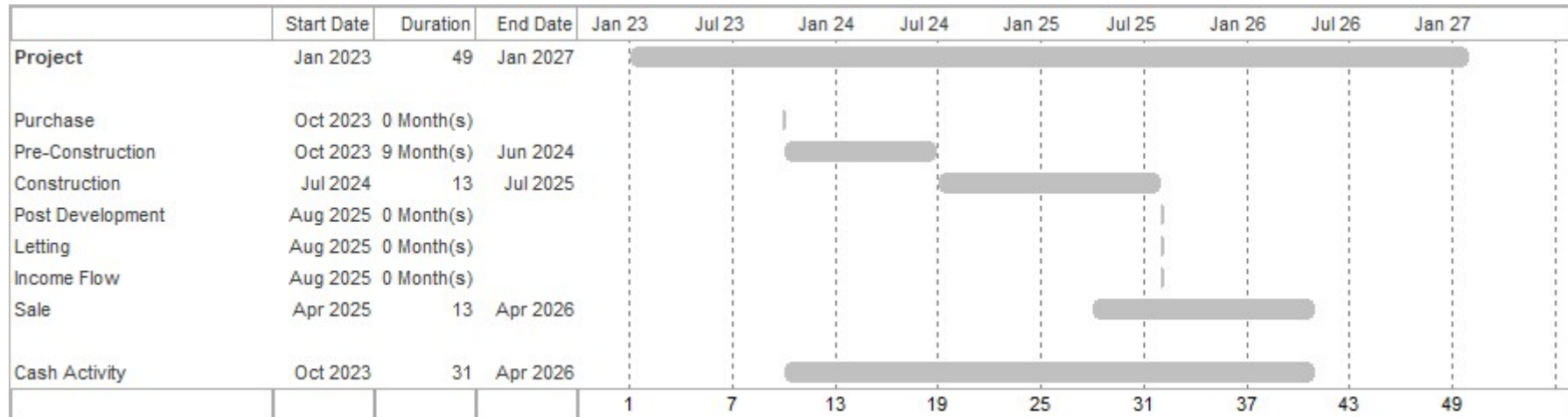


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing
One Horton Heath

4. Phase B - Market

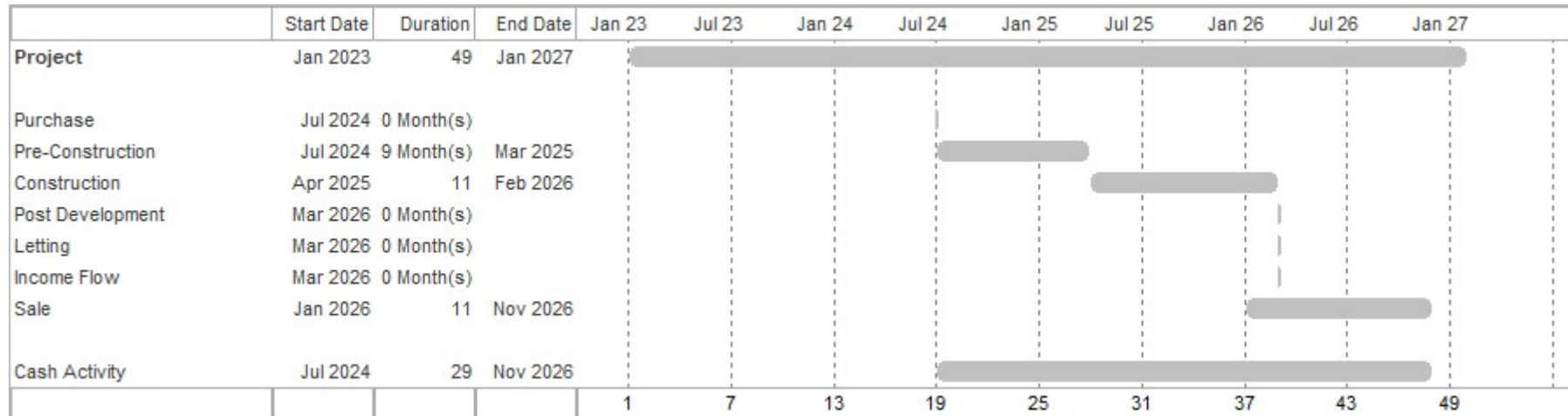


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing
One Horton Heath

5. Phase C - Market

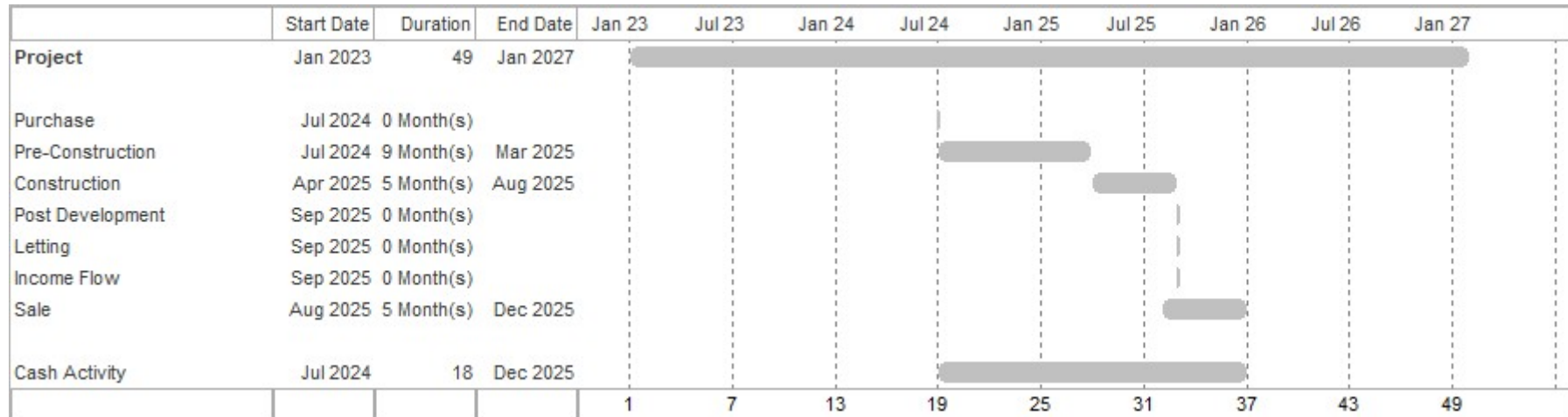


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing One Horton Heath

6. Phase C - Market



APPRAISAL SUMMARY**ASPINAL VERDI****Lower Acre Parcel - Policy Compliant
One Horton Heath****Appraisal Summary for Merged Phases 1 2 3 4 5 6**

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Open Market - Phase A	114	11,921.20	3,699.71	386,886	44,105,000
Affordable Rented - Phase A	42	3,377.50	2,090.90	168,143	7,062,000
First Homes - Phase A	20	1,649.20	2,661.29	219,450	4,389,000
Open Market - Phase B	88	10,315.80	3,538.75	414,830	36,505,000
Affordable Rented - Phase B	43	4,140.20	1,962.77	188,983	8,126,250
First Homes - Phase B	10	757.70	2,919.36	221,200	2,212,000
Open Market - Phase C	45	3,658.52	3,407.12	277,000	12,465,000
Affordable Rented - Phase C	16	1,154.00	1,861.14	134,234	2,147,750
First Homes - Phase C	3	199.60	2,963.43	197,167	591,500
Totals	381	37,173.72			117,603,500

NET REALISATION**117,603,500****OUTLAY****ACQUISITION COSTS**

Fixed Price	1		
Fixed Price		1	
			1

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
Open Market - Phase A	11,921.20	1,630.00	19,431,556
Affordable Rented - Phase A	3,377.50	1,630.00	5,505,325
First Homes - Phase A	1,649.20	1,630.00	2,688,196
Open Market - Phase B	10,315.80	1,630.00	16,814,754
Affordable Rented - Phase B	4,140.20	1,630.00	6,748,526
First Homes - Phase B	757.70	1,630.00	1,235,051
Open Market - Phase C	3,658.52	1,630.00	5,963,388
Affordable Rented - Phase C	1,154.00	1,630.00	1,881,020
First Homes - Phase C	<u>199.60</u>	1,630.00	<u>325,348</u>

APPRAISAL SUMMARY

ASPINALVERDI

Lower Acre Parcel - Policy Compliant One Horton Heath

Totals	37,173.72 m²		60,593,164	
Contingency		5.00%	3,484,107	64,077,271
Other Construction Costs				
Biodiversity Net Gain	114.00 un	1,000.00 /un	114,000	
NHBC	114.00 un	1,000.00 /un	114,000	
Site Wide Infrastructure Cost	114.00 un	17,013.57 /un	1,939,547	
External Works		15.00%	2,914,733	
Future Home Standard	114.00 un	7,500.00 /un	855,000	
M4 (2) - Accessible & Adaptable			195,290	
M4 (3) - Adaptable Housing			169,760	
Biodiversity Net Gain	62.00 un	1,000.00 /un	62,000	
NHBC	62.00 un	1,000.00 /un	62,000	
Site Wide Infrastructure Cost	62.00 un	17,013.57 /un	1,054,841	
External Works		15.00%	1,229,028	
Future Home Standard	62.00 un	7,500.00 /un	465,000	
M4 (3) - Adaptable Housing			194,011	
Biodiversity Net Gain	88.00 un	1,000.00 /un	88,000	
NHBC	88.00 un	1,000.00 /un	88,000	
Site Wide Infrastructure Cost	88.00 un	17,013.57 /un	1,497,194	
External Works		15.00%	2,522,213	
Future Home Standard	88.00 un	7,500.00 /un	660,000	
M4 (2) - Accessible & Adaptable			156,454	
M4 (3) - Adaptable Housing			136,001	
Biodiversity Net Gain	53.00 un	1,000.00 /un	53,000	
NHBC	53.00 un	1,000.00 /un	53,000	
Site Wide Infrastructure Cost	53.00 un	17,013.57 /un	901,719	
External Works		15.00%	1,197,537	
Future Home Standard	53.00 un	7,500.00 /un	397,500	
M4 (3) - Adaptable Housing			155,429	
Biodiversity Net Gain	45.00 un	1,000.00 /un	45,000	
NHBC	45.00 un	1,000.00 /un	45,000	
Site Wide Infrastructure Cost	45.00 un	17,013.57 /un	765,611	
External Works		15.00%	894,508	
Future Home Standard	45.00 un	7,500.00 /un	337,500	
M4 (2) - Accessible & Adaptable			71,014	
M4 (3) - Adaptable Housing			61,731	
Biodiversity Net Gain	19.00 un	1,000.00 /un	19,000	

APPRAISAL SUMMARY**ASPINAL VERDI****Lower Acre Parcel - Policy Compliant
One Horton Heath**

NHBC	19.00 un	10,000.00 /un	190,000	
Site Wide Infrastructure Cost	19.00 un	17,013.57 /un	323,258	
External Works		15.00%	330,955	
Future Home Standard	19.00 un	7,500.00 /un	142,500	
M4 (3) - Adaptable Housing			70,550	
				20,571,885
Section 106 Costs				
Section 106 Costs	114.00 un	88,913.25 /un	10,136,110	
Section 106 Costs	62.00 un	88,913.25 /un	5,512,622	
Section 106 Costs	88.00 un	88,913.25 /un	7,824,366	
Section 106 Costs	53.00 un	88,913.25 /un	4,712,402	
Section 106 Costs	45.00 un	88,913.25 /un	4,001,096	
Section 106 Costs	19.00 un	88,913.25 /un	1,689,352	
				33,875,948
PROFESSIONAL FEES				
Professional Fees		7.00%	4,241,521	
				4,241,521
MARKETING & LETTING				
Marketing		1.50%	1,764,052	
				1,764,052
DISPOSAL FEES				
Sales Agent Fee		1.00%	1,176,035	
Sales Legal Fee		0.50%	588,017	
				1,764,052
Additional Costs				
Profit on GDV @ 17.5%			7,718,375	
Profit on GDV @ 6%			687,060	
Profit on GDV @ 17.5%			6,388,375	
Profit on GDV @ 6%			620,295	
Profit on GDV @17.5%			2,181,375	
Profit on GDV @ 6%			164,355	
				17,759,835
TOTAL COSTS BEFORE FINANCE				144,054,566

FINANCE

APPRAISAL SUMMARY**ASPINALLVERDI****Lower Acre Parcel - Policy Compliant
One Horton Heath**

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	0	
Construction	4,661,921	
Other	3,810,166	
Total Finance Cost		8,472,088

TOTAL COSTS **152,526,654****PROFIT**
(34,923,154)**Performance Measures**

Profit on Cost%	-22.90%
Profit on GDV%	-29.70%
Profit on NDV%	-29.70%
IRR% (without Interest)	-28.04%

SENSITIVITY ANALYSIS REPORT

ASPINALVERDI

Lower Acre Parcel - Policy Compliant
One Horton Heath

Table of Profit Amount and Profit on GDV%

Construction: Rate /m²					
Sales: Rate /m²	-30.000%	-15.000%	0.000%	+15.000%	+30.000%
	1,141.00 /m²	1,385.50 /m²	1,630.00 /m²	1,874.50 /m²	2,119.00 /m²
-30.000%	(£45,712,525) -55.529%	(£58,879,407) -71.523%	(£72,046,288) -87.517%	(£85,213,170) -103.511%	(£98,380,051) -119.506%
-15.000%	(£27,150,958) -27.161%	(£40,317,839) -40.333%	(£53,484,721) -53.505%	(£66,651,602) -66.676%	(£79,818,484) -79.848%
0.000%	(£8,589,391) -7.304%	(£21,756,272) -18.500%	(£34,923,154) -29.696%	(£48,090,035) -40.892%	(£61,256,917) -52.088%
+15.000%	£9,824,012 7.264%	(£3,194,705) -2.362%	(£16,361,586) -12.098%	(£29,528,468) -21.833%	(£42,695,349) -31.569%
+30.000%	£27,810,144 18.190%	£15,108,353 9.882%	£2,187,779 1.431%	(£10,966,900) -7.173%	(£24,133,782) -15.786%

Sensitivity Analysis : Assumptions for Calculation

Construction: Rate /m²

Original Values are varied by Steps of 15.000%.

Heading	Phase	Rate	No. of Steps
Open Market - Phase A	1	£1,630.00	2.00 Up & Down
Affordable Rented - Phase A	2	£1,630.00	2.00 Up & Down
First Homes - Phase A	2	£1,630.00	2.00 Up & Down
Open Market - Phase B	3	£1,630.00	2.00 Up & Down
Affordable Rented - Phase B	4	£1,630.00	2.00 Up & Down
First Homes - Phase B	4	£1,630.00	2.00 Up & Down
Open Market - Phase C	5	£1,630.00	2.00 Up & Down
Affordable Rented - Phase C	6	£1,630.00	2.00 Up & Down
First Homes - Phase C	6	£1,630.00	2.00 Up & Down

Sales: Rate /m²

Original Values are varied by Steps of 15.000%.

Heading	Phase	Rate	No. of Steps
Open Market - Phase A	1	£3,699.71	2.00 Up & Down
Affordable Rented - Phase A	2	£2,090.90	2.00 Up & Down

SENSITIVITY ANALYSIS REPORT**ASPINALVERDI****Lower Acre Parcel - Policy Compliant
One Horton Heath**

First Homes - Phase A	2	£2,661.29	2.00 Up & Down
Open Market - Phase B	3	£3,538.75	2.00 Up & Down
Affordable Rented - Phase B	4	£1,962.77	2.00 Up & Down
First Homes - Phase B	4	£2,919.36	2.00 Up & Down
Open Market - Phase C	5	£3,407.12	2.00 Up & Down
Affordable Rented - Phase C	6	£1,861.14	2.00 Up & Down
First Homes - Phase C	6	£2,963.43	2.00 Up & Down

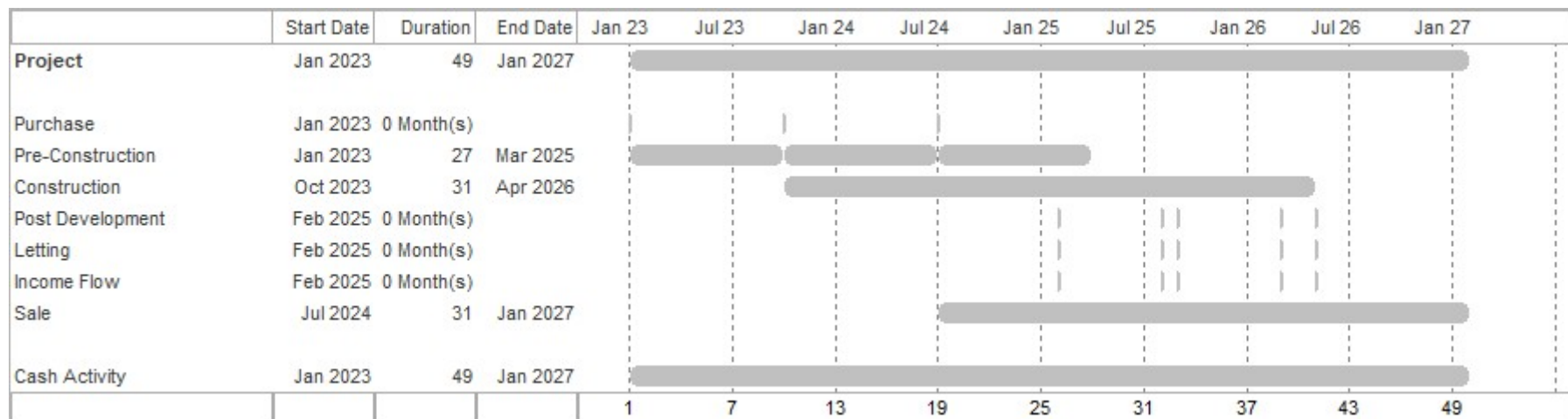
TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - Policy Compliant One Horton Heath

Project Timescale	
Project Start Date	Jan 2023
Project End Date	Jan 2027
Project Duration (Inc Exit Period)	49 months

All Phases

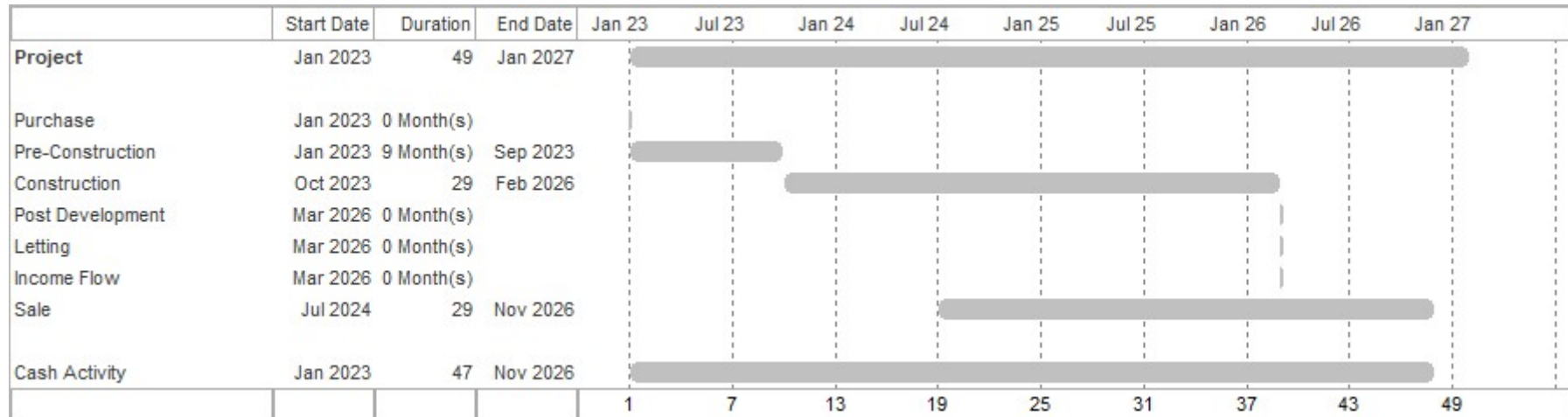


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - Policy Compliant One Horton Heath

1. Phase A - Market

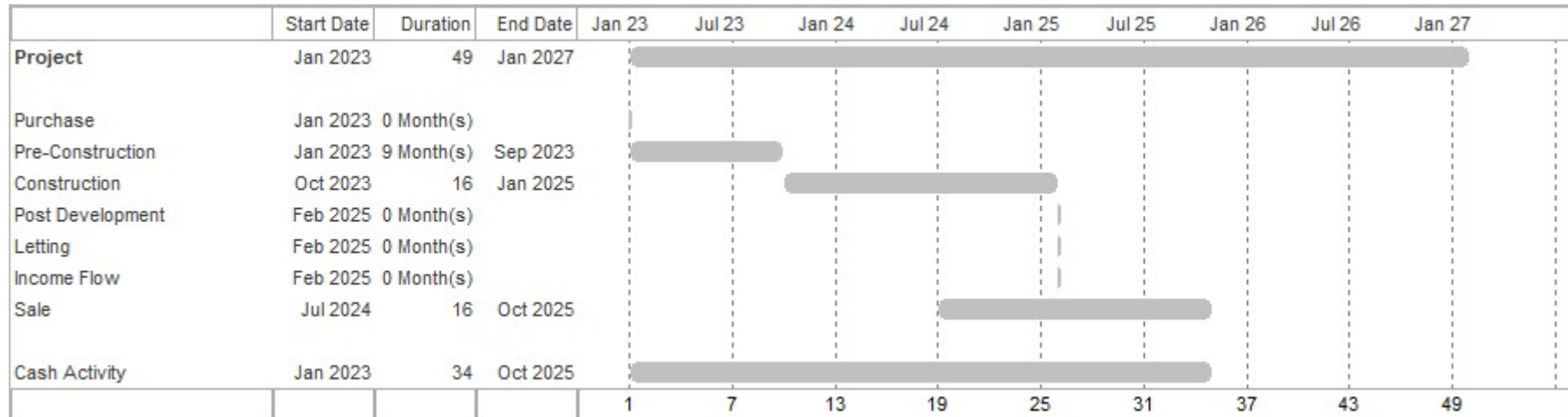


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - Policy Compliant
One Horton Heath

2. Phase A - Affordable

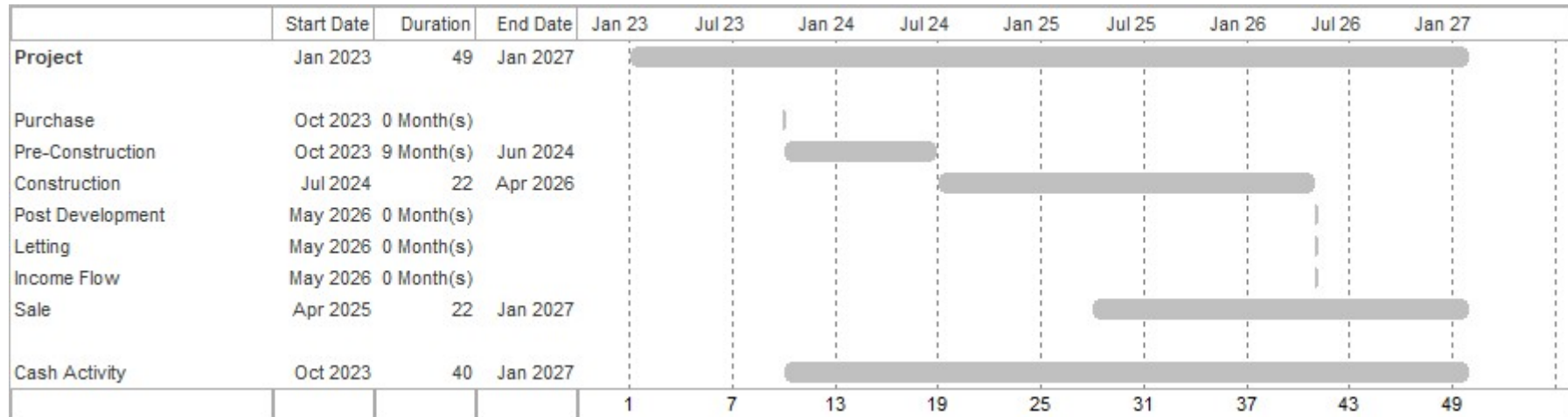


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - Policy Compliant
One Horton Heath

3. Phase B - Market

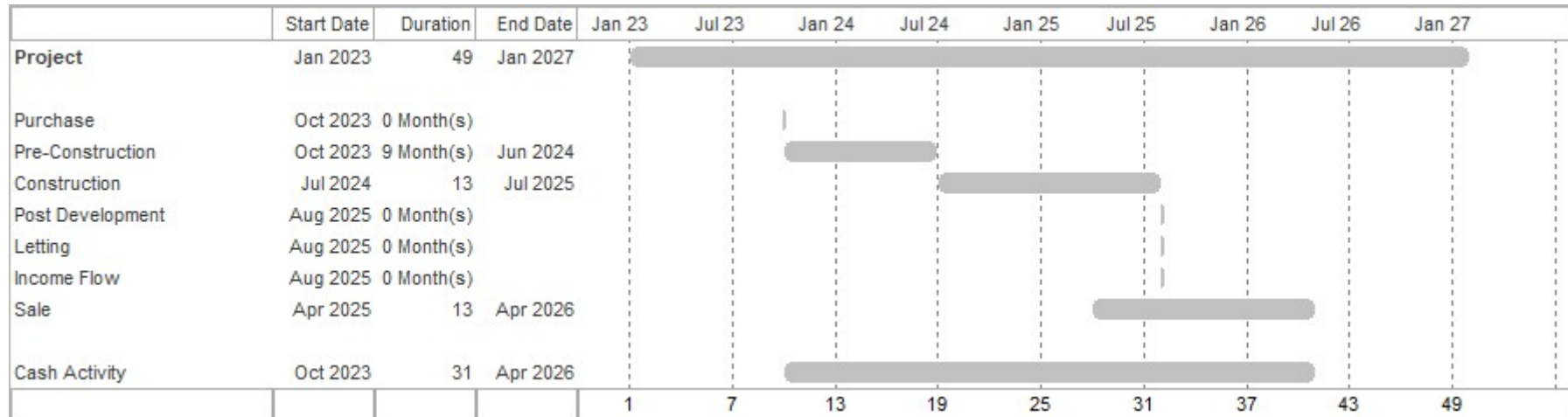


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - Policy Compliant
One Horton Heath

4. Phase B - Affordable

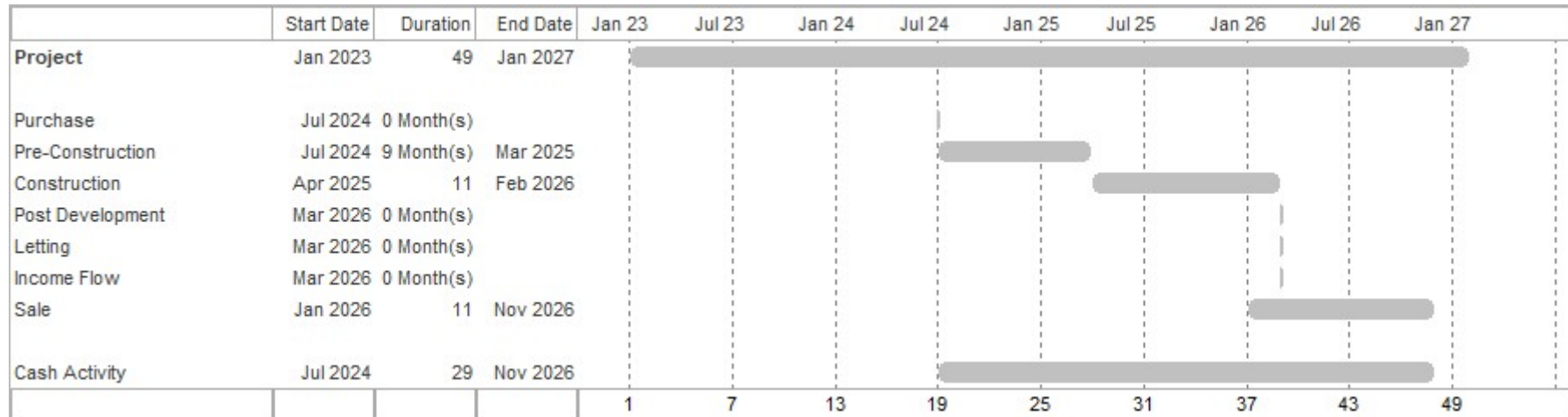


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - Policy Compliant
One Horton Heath

5. Phase C - Market

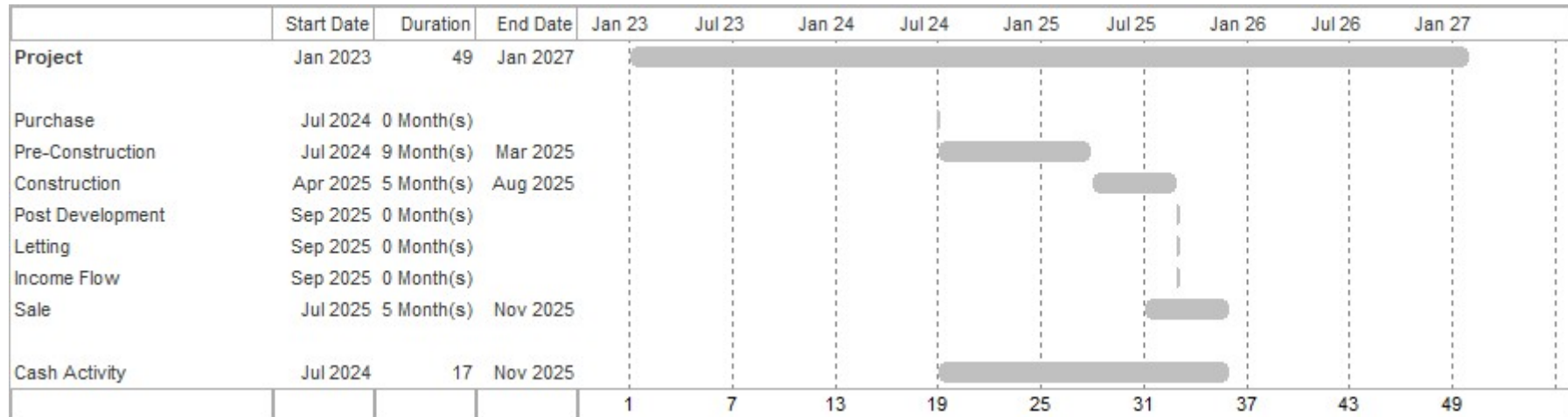


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - Policy Compliant
One Horton Heath

6. Phase C - Affordable



APPRAISAL SUMMARY**ASPINALLVERDI****Lower Acre Parcel - 100% Market Housing - No M4 (3)
One Horton Heath****Appraisal Summary for Merged Phases 1 2 3 4 5 6**

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market - Phase A	114	11,921.20	3,699.71	386,886	44,105,000
Market - Phase A	42	3,377.50	3,801.63	305,714	12,840,000
Market - Phase A	20	1,649.20	3,801.84	313,500	6,270,000
Market - Phase B	88	10,315.80	3,538.75	414,830	36,505,000
Market - Phase B	43	4,140.20	3,568.67	343,605	14,775,000
Market - Phase B	10	757.70	4,170.52	316,000	3,160,000
Market - Phase C	45	3,658.52	3,407.12	277,000	12,465,000
Market - Phase C	16	1,154.00	3,274.70	236,188	3,779,000
Market - Phase C	<u>3</u>	<u>199.60</u>	4,233.47	281,667	<u>845,000</u>
Totals	381	37,173.72			134,744,000

NET REALISATION**134,744,000****OUTLAY****ACQUISITION COSTS**

Fixed Price	1		
Fixed Price		1	
			1

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
Market - Phase A	11,921.20	1,630.00	19,431,556
Market - Phase A	3,377.50	1,630.00	5,505,325
Market - Phase A	1,649.20	1,630.00	2,688,196
Market - Phase B	10,315.80	1,630.00	16,814,754
Market - Phase B	4,140.20	1,630.00	6,748,526
Market - Phase B	757.70	1,630.00	1,235,051
Market - Phase C	3,658.52	1,630.00	5,963,388
Market - Phase C	1,154.00	1,630.00	1,881,020
Market - Phase C	<u>199.60</u>	1,630.00	<u>325,348</u>

APPRAISAL SUMMARY

ASPINAL VERDI

Lower Acre Parcel - 100% Market Housing - No M4 (3)

One Horton Heath

Totals	37,173.72 m²		60,593,164	
Contingency		5.00%	3,484,107	64,077,271
Other Construction Costs				
Biodiversity Net Gain	114.00 un	1,000.00 /un	114,000	
NHBC	114.00 un	1,000.00 /un	114,000	
Site Wide Infrastructure Cost	114.00 un	17,013.57 /un	1,939,547	
External Works		15.00%	2,914,733	
Future Home Standard	114.00 un	7,500.00 /un	855,000	
M4 (2) - Accessible & Adaptable			195,290	
Biodiversity Net Gain	62.00 un	1,000.00 /un	62,000	
NHBC	62.00 un	1,000.00 /un	62,000	
Site Wide Infrastructure Cost	62.00 un	17,013.57 /un	1,054,841	
External Works		15.00%	1,229,028	
Future Home Standard	62.00 un	7,500.00 /un	465,000	
Biodiversity Net Gain	88.00 un	1,000.00 /un	88,000	
NHBC	88.00 un	1,000.00 /un	88,000	
Site Wide Infrastructure Cost	88.00 un	17,013.57 /un	1,497,194	
External Works		15.00%	2,522,213	
Future Home Standard	88.00 un	7,500.00 /un	660,000	
M4 (2) - Accessible & Adaptable			156,454	
Biodiversity Net Gain	53.00 un	1,000.00 /un	53,000	
NHBC	53.00 un	1,000.00 /un	53,000	
Site Wide Infrastructure Cost	53.00 un	17,013.57 /un	901,719	
External Works		15.00%	1,197,537	
Future Home Standard	53.00 un	7,500.00 /un	397,500	
Biodiversity Net Gain	45.00 un	1,000.00 /un	45,000	
NHBC	45.00 un	1,000.00 /un	45,000	
Site Wide Infrastructure Cost	45.00 un	17,013.57 /un	765,611	
External Works		15.00%	894,508	
Future Home Standard	45.00 un	7,500.00 /un	337,500	
M4 (2) - Accessible & Adaptable			71,014	
Biodiversity Net Gain	19.00 un	1,000.00 /un	19,000	
NHBC	19.00 un	1,000.00 /un	19,000	
Site Wide Infrastructure Cost	19.00 un	17,013.57 /un	323,258	
External Works		15.00%	330,955	
Future Home Standard	19.00 un	7,500.00 /un	142,500	19,613,403

APPRAISAL SUMMARY**ASPINALLVERDI****Lower Acre Parcel - 100% Market Housing - No M4 (3)****One Horton Heath****Section 106 Costs**

Section 106 Costs	114.00 un	88,913.25 /un	10,136,110	
Section 106 Costs	62.00 un	88,913.25 /un	5,512,622	
Section 106 Costs	88.00 un	88,913.25 /un	7,824,366	
Section 106 Costs	53.00 un	88,913.25 /un	4,712,402	
Section 106 Costs	45.00 un	88,913.25 /un	4,001,096	
Section 106 Costs	19.00 un	88,913.25 /un	1,689,352	
				33,875,948

PROFESSIONAL FEES

Professional Fees		7.00%	4,241,521	
				4,241,521

MARKETING & LETTING

Marketing		1.50%	2,008,485	
				2,008,485

DISPOSAL FEES

Sales Agent Fee		1.00%	1,338,990	
Sales Legal Fee		0.50%	669,495	
				2,008,485

Additional Costs

Profit on GDV @ 17.5%			7,718,375	
Profit on GDV @ 17.5%			3,344,250	
Profit on GDV @ 17.5%			6,388,375	
Profit on GDV @ 17.5%			3,138,625	
Profit on GDV @ 17.5%			2,181,375	
Profit on GDV @ 17.5%			809,200	
				23,580,200

TOTAL COSTS BEFORE FINANCE**149,405,314****FINANCE**

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)				
Land			0	
Construction			4,541,853	
Other			2,426,176	
Total Finance Cost				6,968,029

APPRAISAL SUMMARY**ASPINALLVERDI****Lower Acre Parcel - 100% Market Housing - No M4 (3)****One Horton Heath****TOTAL COSTS****156,373,343****PROFIT****(21,629,343)****Performance Measures**

Profit on Cost% -13.83%

Profit on GDV% -16.05%

Profit on NDV% -16.05%

IRR% (without Interest) -16.91%

SENSITIVITY ANALYSIS REPORT

ASPINALLVERDI

Lower Acre Parcel - 100% Market Housing - No M4 (3)
One Horton Heath

Table of Profit Amount and Profit on GDV%

Construction: Rate /m²					
Sales: Rate /m²	-20.000%	-10.000%	0.000%	+10.000%	+20.000%
	1,304.00 /m²	1,467.00 /m²	1,630.00 /m²	1,793.00 /m²	1,956.00 /m²
-20.000%	(£32,533,199) -30.181%	(£41,311,120) -38.324%	(£50,089,041) -46.467%	(£58,866,962) -54.610%	(£67,644,883) -62.753%
-10.000%	(£18,303,350) -15.093%	(£27,081,271) -22.331%	(£35,859,192) -29.570%	(£44,637,113) -36.808%	(£53,415,034) -44.047%
0.000%	(£4,073,501) -3.023%	(£12,851,422) -9.538%	(£21,629,343) -16.052%	(£30,407,264) -22.567%	(£39,185,185) -29.081%
+10.000%	£9,997,316 6.745%	£1,370,379 0.925%	(£7,399,494) -4.992%	(£16,177,415) -10.915%	(£24,955,336) -16.837%
+20.000%	£23,783,825 14.709%	£15,320,642 9.475%	£6,750,885 4.175%	(£1,947,566) -1.204%	(£10,725,487) -6.633%

Sensitivity Analysis : Assumptions for Calculation

Construction: Rate /m²

Original Values are varied by Steps of 10.000%.

Heading	Phase	Rate	No. of Steps
Market - Phase A	1	£1,630.00	2.00 Up & Down
Market - Phase A	2	£1,630.00	2.00 Up & Down
Market - Phase A	2	£1,630.00	2.00 Up & Down
Market - Phase B	3	£1,630.00	2.00 Up & Down
Market - Phase B	4	£1,630.00	2.00 Up & Down
Market - Phase B	4	£1,630.00	2.00 Up & Down
Market - Phase C	5	£1,630.00	2.00 Up & Down
Market - Phase C	6	£1,630.00	2.00 Up & Down
Market - Phase C	6	£1,630.00	2.00 Up & Down

Sales: Rate /m²

Original Values are varied by Steps of 10.000%.

Heading	Phase	Rate	No. of Steps
Market - Phase A	1	£3,699.71	2.00 Up & Down
Market - Phase A	2	£3,801.63	2.00 Up & Down

SENSITIVITY ANALYSIS REPORT**ASPINALVERDI****Lower Acre Parcel - 100% Market Housing - No M4 (3)
One Horton Heath**

Market - Phase A	2	£3,801.84	2.00 Up & Down
Market - Phase B	3	£3,538.75	2.00 Up & Down
Market - Phase B	4	£3,568.67	2.00 Up & Down
Market - Phase B	4	£4,170.52	2.00 Up & Down
Market - Phase C	5	£3,407.12	2.00 Up & Down
Market - Phase C	6	£3,274.70	2.00 Up & Down
Market - Phase C	6	£4,233.47	2.00 Up & Down

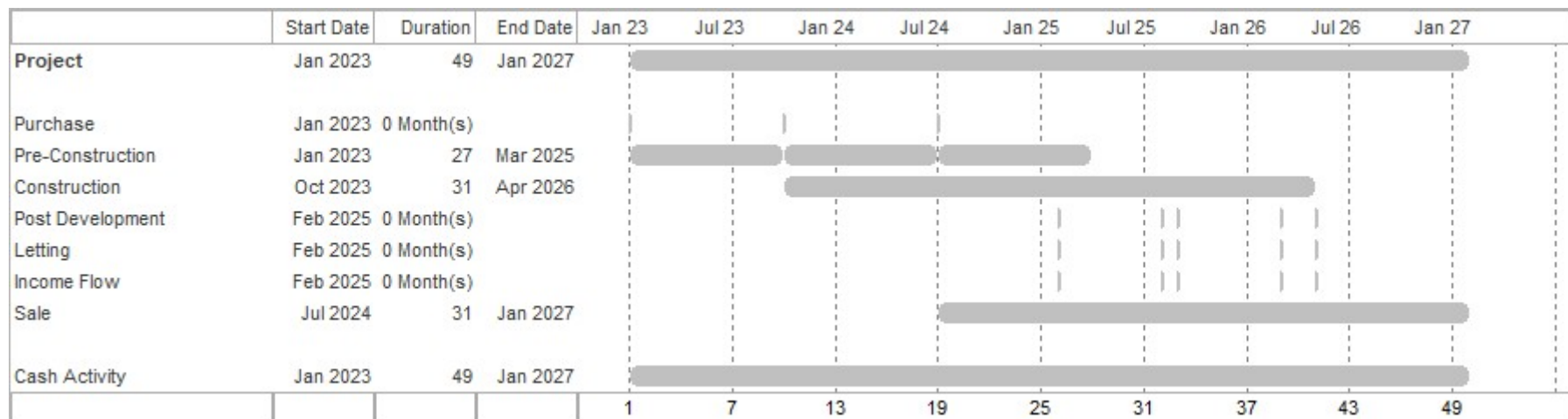
TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing - No M4 (3) One Horton Heath

Project Timescale	
Project Start Date	Jan 2023
Project End Date	Jan 2027
Project Duration (Inc Exit Period)	49 months

All Phases

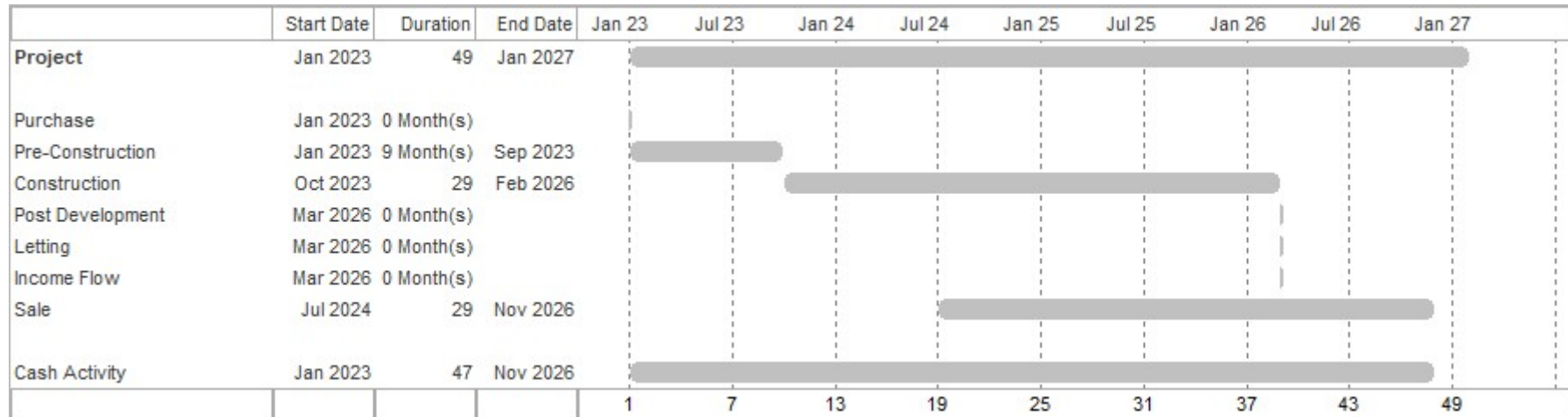


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing - No M4 (3)
One Horton Heath

1. Phase A - Market

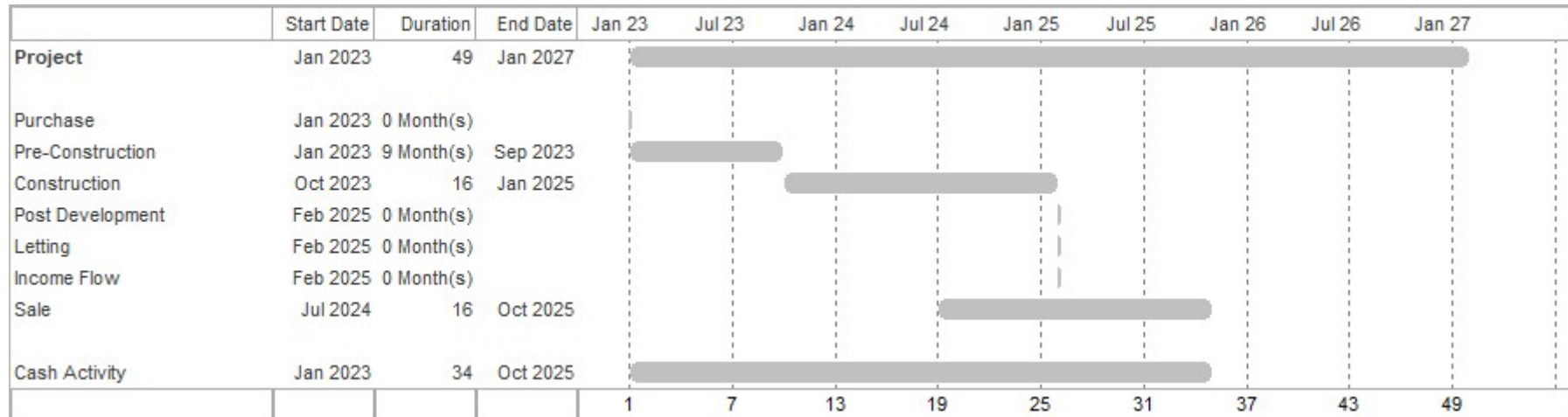


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing - No M4 (3)
One Horton Heath

2. Phase A - Market

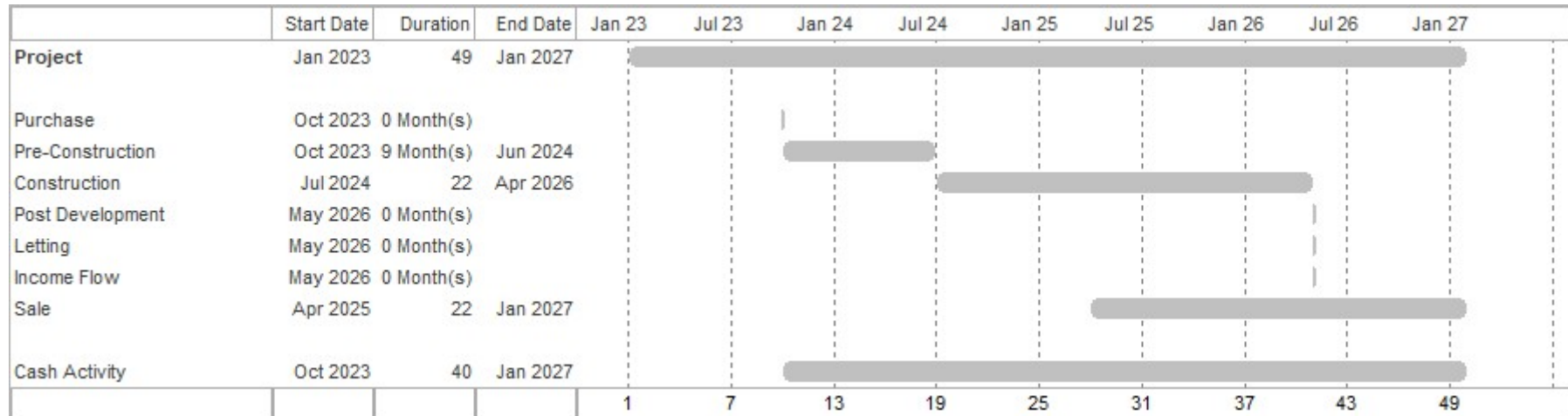


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing - No M4 (3)
One Horton Heath

3. Phase B - Market

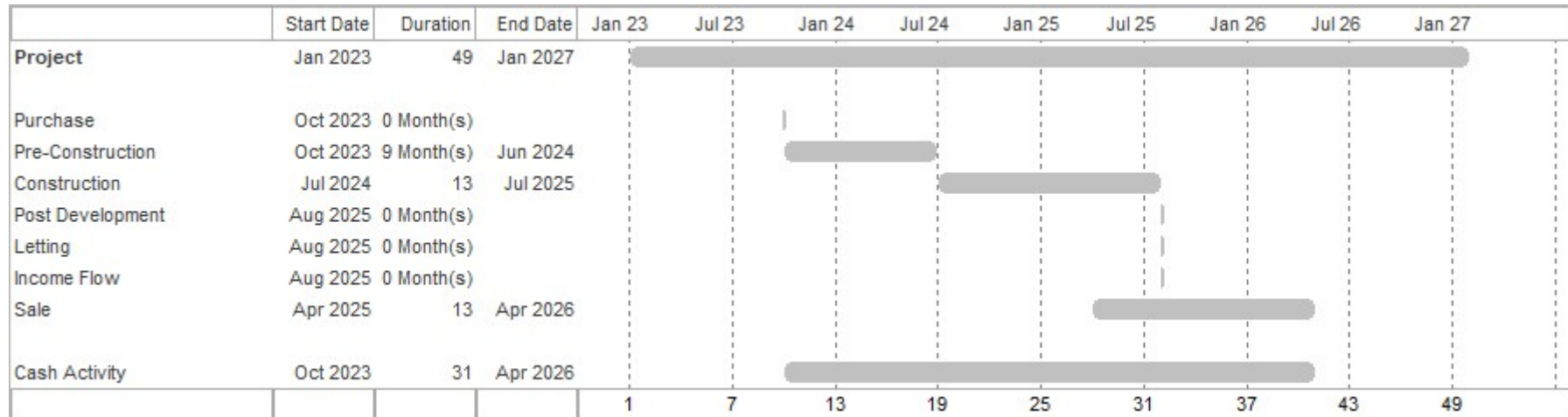


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing - No M4 (3)
One Horton Heath

4. Phase B - Market

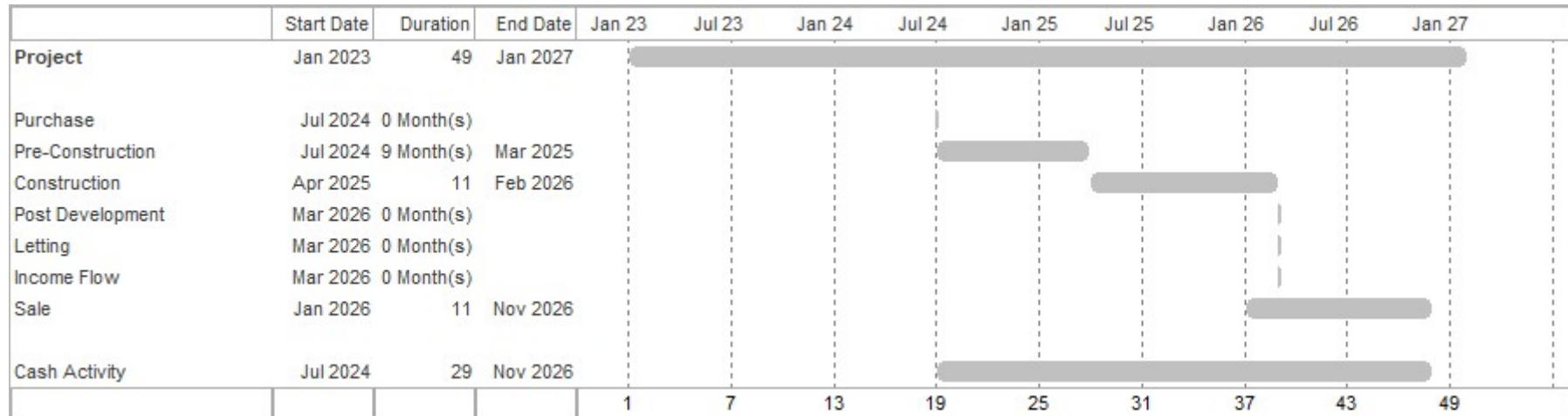


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing - No M4 (3)
One Horton Heath

5. Phase C - Market

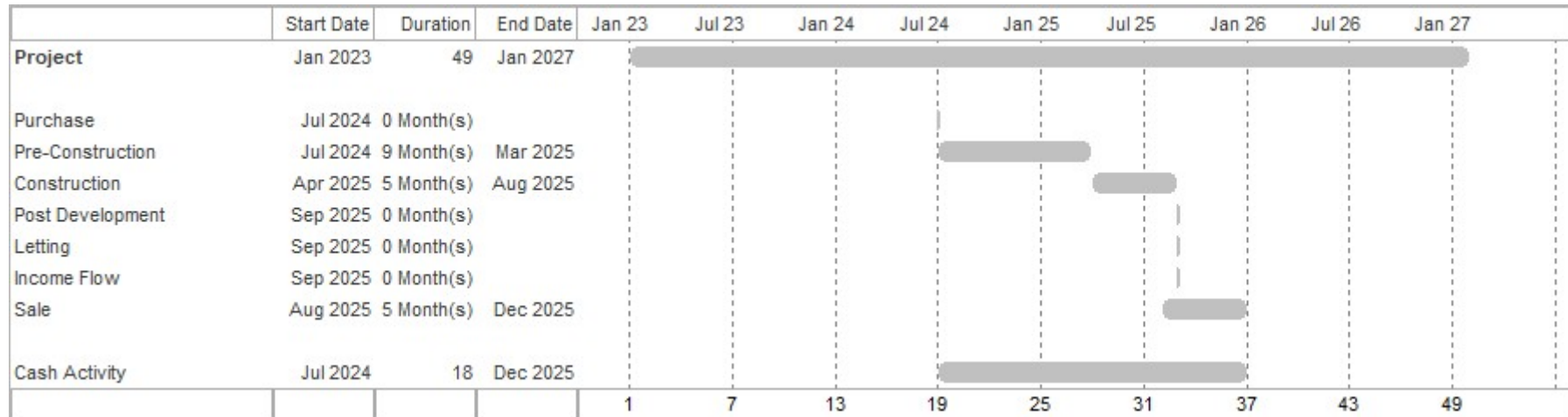


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - 100% Market Housing - No M4 (3)
One Horton Heath

6. Phase C - Market



APPRAISAL SUMMARY**ASPINALLVERDI****Lower Acre Parcel - Policy Compliant - No M4 (3)
One Horton Heath****Appraisal Summary for Merged Phases 1 2 3 4 5 6**

Currency in £

REVENUE**Sales Valuation**

	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Open Market - Phase A	114	11,921.20	3,699.71	386,886	44,105,000
Affordable Rented - Phase A	42	3,377.50	2,090.90	168,143	7,062,000
First Homes - Phase A	20	1,649.20	2,661.29	219,450	4,389,000
Open Market - Phase B	88	10,315.80	3,538.75	414,830	36,505,000
Affordable Rented - Phase B	43	4,140.20	1,962.77	188,983	8,126,250
First Homes - Phase B	10	757.70	2,919.36	221,200	2,212,000
Open Market - Phase C	45	3,658.52	3,407.12	277,000	12,465,000
Affordable Rented - Phase C	16	1,154.00	1,861.14	134,234	2,147,750
First Homes - Phase C	3	199.60	2,963.43	197,167	591,500
Totals	381	37,173.72			117,603,500

NET REALISATION**117,603,500****OUTLAY****ACQUISITION COSTS**

Fixed Price	1		
Fixed Price		1	
			1

CONSTRUCTION COSTS**Construction**

	m²	Build Rate m²	Cost
Open Market - Phase A	11,921.20	1,630.00	19,431,556
Affordable Rented - Phase A	3,377.50	1,630.00	5,505,325
First Homes - Phase A	1,649.20	1,630.00	2,688,196
Open Market - Phase B	10,315.80	1,630.00	16,814,754
Affordable Rented - Phase B	4,140.20	1,630.00	6,748,526
First Homes - Phase B	757.70	1,630.00	1,235,051
Open Market - Phase C	3,658.52	1,630.00	5,963,388
Affordable Rented - Phase C	1,154.00	1,630.00	1,881,020
First Homes - Phase C	<u>199.60</u>	1,630.00	<u>325,348</u>

APPRAISAL SUMMARY

ASPINALVERDI

Lower Acre Parcel - Policy Compliant - No M4 (3)

One Horton Heath

Totals	37,173.72 m²		60,593,164	
Contingency		5.00%	3,484,107	64,077,271
Other Construction Costs				
Biodiversity Net Gain	114.00 un	1,000.00 /un	114,000	
NHBC	114.00 un	1,000.00 /un	114,000	
Site Wide Infrastructure Cost	114.00 un	17,013.57 /un	1,939,547	
External Works		15.00%	2,914,733	
Future Home Standard	114.00 un	7,500.00 /un	855,000	
M4 (2) - Accessible & Adaptable			195,290	
Biodiversity Net Gain	62.00 un	1,000.00 /un	62,000	
NHBC	62.00 un	1,000.00 /un	62,000	
Site Wide Infrastructure Cost	62.00 un	17,013.57 /un	1,054,841	
External Works		15.00%	1,229,028	
Future Home Standard	62.00 un	7,500.00 /un	465,000	
Biodiversity Net Gain	88.00 un	1,000.00 /un	88,000	
NHBC	88.00 un	1,000.00 /un	88,000	
Site Wide Infrastructure Cost	88.00 un	17,013.57 /un	1,497,194	
External Works		15.00%	2,522,213	
Future Home Standard	88.00 un	7,500.00 /un	660,000	
M4 (2) - Accessible & Adaptable			156,454	
Biodiversity Net Gain	53.00 un	1,000.00 /un	53,000	
NHBC	53.00 un	1,000.00 /un	53,000	
Site Wide Infrastructure Cost	53.00 un	17,013.57 /un	901,719	
External Works		15.00%	1,197,537	
Future Home Standard	53.00 un	7,500.00 /un	397,500	
Biodiversity Net Gain	45.00 un	1,000.00 /un	45,000	
NHBC	45.00 un	1,000.00 /un	45,000	
Site Wide Infrastructure Cost	45.00 un	17,013.57 /un	765,611	
External Works		15.00%	894,508	
Future Home Standard	45.00 un	7,500.00 /un	337,500	
M4 (2) - Accessible & Adaptable			71,014	
Biodiversity Net Gain	19.00 un	1,000.00 /un	19,000	
NHBC	19.00 un	10,000.00 /un	190,000	
Site Wide Infrastructure Cost	19.00 un	17,013.57 /un	323,258	
External Works		15.00%	330,955	
Future Home Standard	19.00 un	7,500.00 /un	142,500	19,784,403

APPRAISAL SUMMARY**ASPINAL VERDI****Lower Acre Parcel - Policy Compliant - No M4 (3)****One Horton Heath****Section 106 Costs**

Section 106 Costs	114.00 un	88,913.25 /un	10,136,110	
Section 106 Costs	62.00 un	88,913.25 /un	5,512,622	
Section 106 Costs	88.00 un	88,913.25 /un	7,824,366	
Section 106 Costs	53.00 un	88,913.25 /un	4,712,402	
Section 106 Costs	45.00 un	88,913.25 /un	4,001,096	
Section 106 Costs	19.00 un	88,913.25 /un	1,689,352	
				33,875,948

PROFESSIONAL FEES

Professional Fees		7.00%	4,241,521	
				4,241,521

MARKETING & LETTING

Marketing		1.50%	1,764,052	
				1,764,052

DISPOSAL FEES

Sales Agent Fee		1.00%	1,176,035	
Sales Legal Fee		0.50%	588,017	
				1,764,052

Additional Costs

Profit on GDV @ 17.5%			7,718,375	
Profit on GDV @ 6%			687,060	
Profit on GDV @ 17.5%			6,388,375	
Profit on GDV @ 6%			620,295	
Profit on GDV @ 17.5%			2,181,375	
Profit on GDV @ 6%			164,355	
				17,759,835

TOTAL COSTS BEFORE FINANCE**143,267,084****FINANCE**

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)				
Land			0	
Construction			4,624,178	
Other			3,736,393	
Total Finance Cost				8,360,572

APPRAISAL SUMMARY**ASPINALLVERDI****Lower Acre Parcel - Policy Compliant - No M4 (3)****One Horton Heath****TOTAL COSTS****151,627,656****PROFIT****(34,024,156)****Performance Measures**

Profit on Cost% -22.44%

Profit on GDV% -28.93%

Profit on NDV% -28.93%

IRR% (without Interest) -27.42%

SENSITIVITY ANALYSIS REPORT

ASPINALVERDI

Lower Acre Parcel - Policy Compliant - No M4 (3)
One Horton Heath

Table of Profit Amount and Profit on GDV%

Construction: Rate /m²					
Sales: Rate /m²	-30.000%	-15.000%	0.000%	+15.000%	+30.000%
	1,141.00 /m²	1,385.50 /m²	1,630.00 /m²	1,874.50 /m²	2,119.00 /m²
-30.000%	(£44,813,527) -54.437%	(£57,980,409) -70.431%	(£71,147,290) -86.425%	(£84,314,172) -102.419%	(£97,481,053) -118.414%
-15.000%	(£26,251,960) -26.262%	(£39,418,841) -39.433%	(£52,585,723) -52.605%	(£65,752,604) -65.777%	(£78,919,486) -78.949%
0.000%	(£7,690,393) -6.539%	(£20,857,274) -17.735%	(£34,024,156) -28.931%	(£47,191,037) -40.127%	(£60,357,919) -51.323%
+15.000%	£10,702,483 7.913%	(£2,295,707) -1.697%	(£15,462,588) -11.433%	(£28,629,470) -21.169%	(£41,796,351) -30.904%
+30.000%	£28,668,528 18.752%	£15,981,758 10.453%	£3,076,469 2.012%	(£10,067,902) -6.585%	(£23,234,784) -15.198%

Sensitivity Analysis : Assumptions for Calculation

Construction: Rate /m²

Original Values are varied by Steps of 15.000%.

Heading	Phase	Rate	No. of Steps
Open Market - Phase A	1	£1,630.00	2.00 Up & Down
Affordable Rented - Phase A	2	£1,630.00	2.00 Up & Down
First Homes - Phase A	2	£1,630.00	2.00 Up & Down
Open Market - Phase B	3	£1,630.00	2.00 Up & Down
Affordable Rented - Phase B	4	£1,630.00	2.00 Up & Down
First Homes - Phase B	4	£1,630.00	2.00 Up & Down
Open Market - Phase C	5	£1,630.00	2.00 Up & Down
Affordable Rented - Phase C	6	£1,630.00	2.00 Up & Down
First Homes - Phase C	6	£1,630.00	2.00 Up & Down

Sales: Rate /m²

Original Values are varied by Steps of 15.000%.

Heading	Phase	Rate	No. of Steps
Open Market - Phase A	1	£3,699.71	2.00 Up & Down
Affordable Rented - Phase A	2	£2,090.90	2.00 Up & Down

SENSITIVITY ANALYSIS REPORT**ASPINALVERDI****Lower Acre Parcel - Policy Compliant - No M4 (3)
One Horton Heath**

First Homes - Phase A	2	£2,661.29	2.00 Up & Down
Open Market - Phase B	3	£3,538.75	2.00 Up & Down
Affordable Rented - Phase B	4	£1,962.77	2.00 Up & Down
First Homes - Phase B	4	£2,919.36	2.00 Up & Down
Open Market - Phase C	5	£3,407.12	2.00 Up & Down
Affordable Rented - Phase C	6	£1,861.14	2.00 Up & Down
First Homes - Phase C	6	£2,963.43	2.00 Up & Down

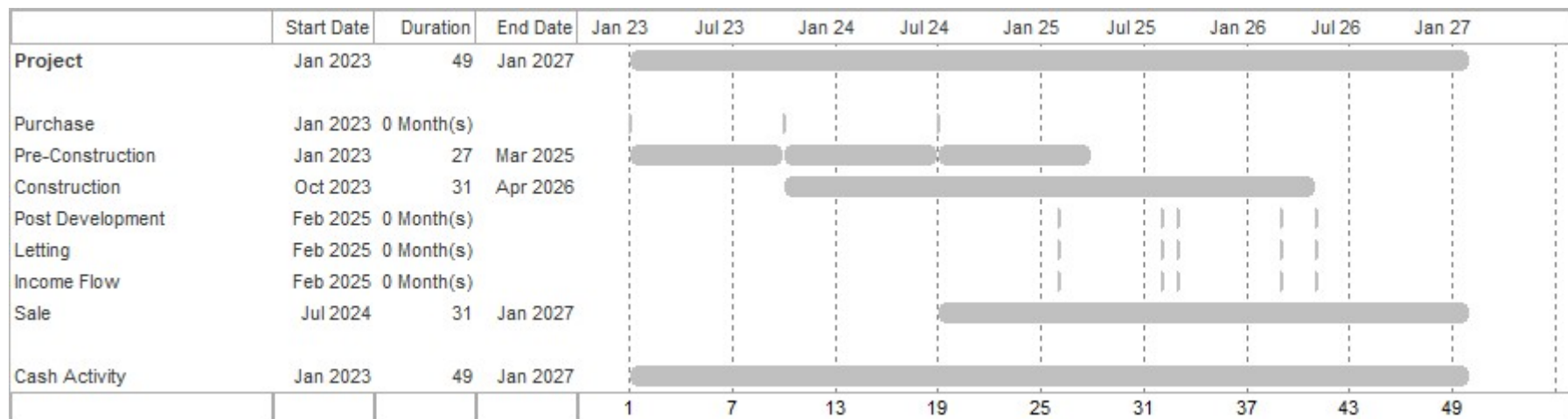
TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - Policy Compliant - No M4 (3) One Horton Heath

Project Timescale	
Project Start Date	Jan 2023
Project End Date	Jan 2027
Project Duration (Inc Exit Period)	49 months

All Phases

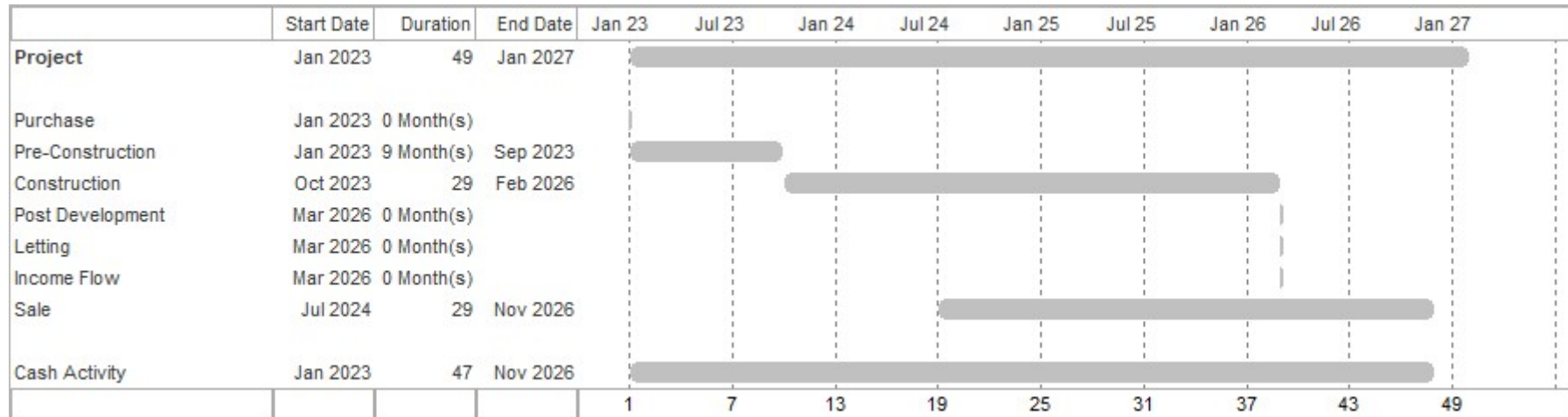


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - Policy Compliant - No M4 (3)
One Horton Heath

1. Phase A - Market

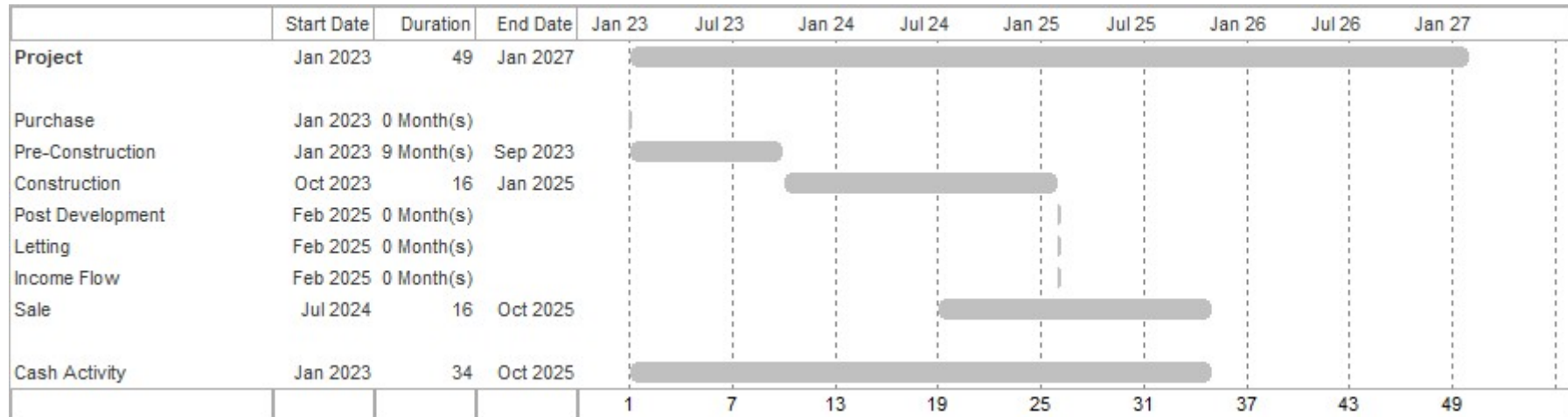


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - Policy Compliant - No M4 (3)
One Horton Heath

2. Phase A - Affordable

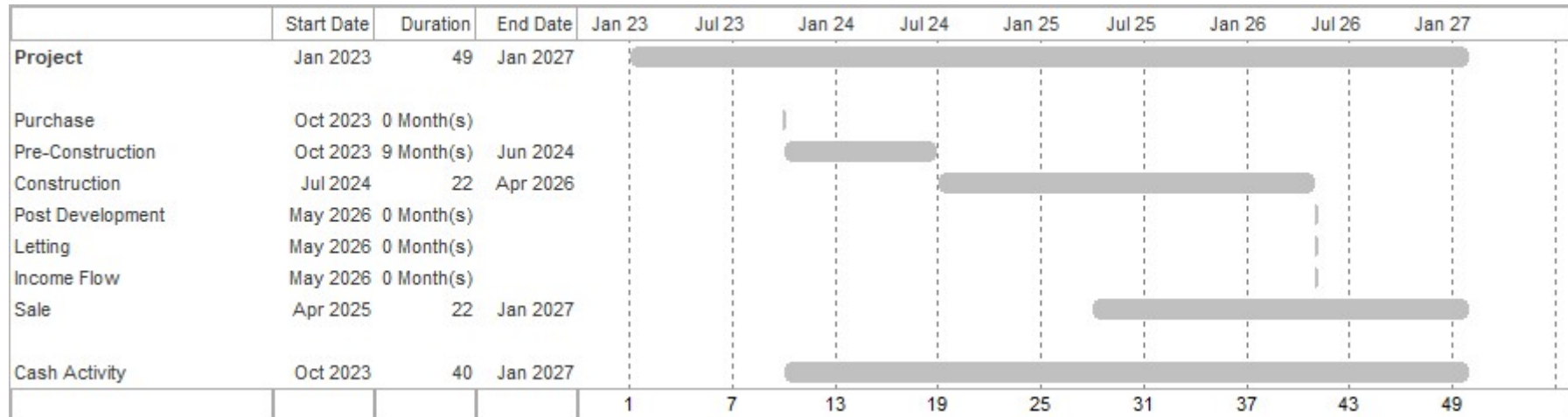


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - Policy Compliant - No M4 (3)
One Horton Heath

3. Phase B - Market

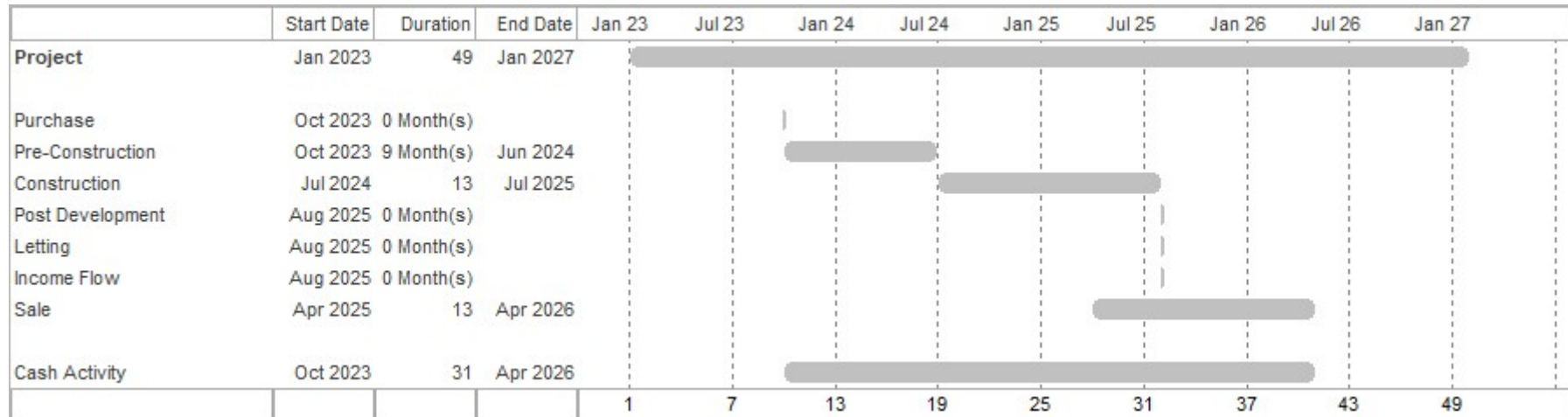


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - Policy Compliant - No M4 (3)
One Horton Heath

4. Phase B - Affordable

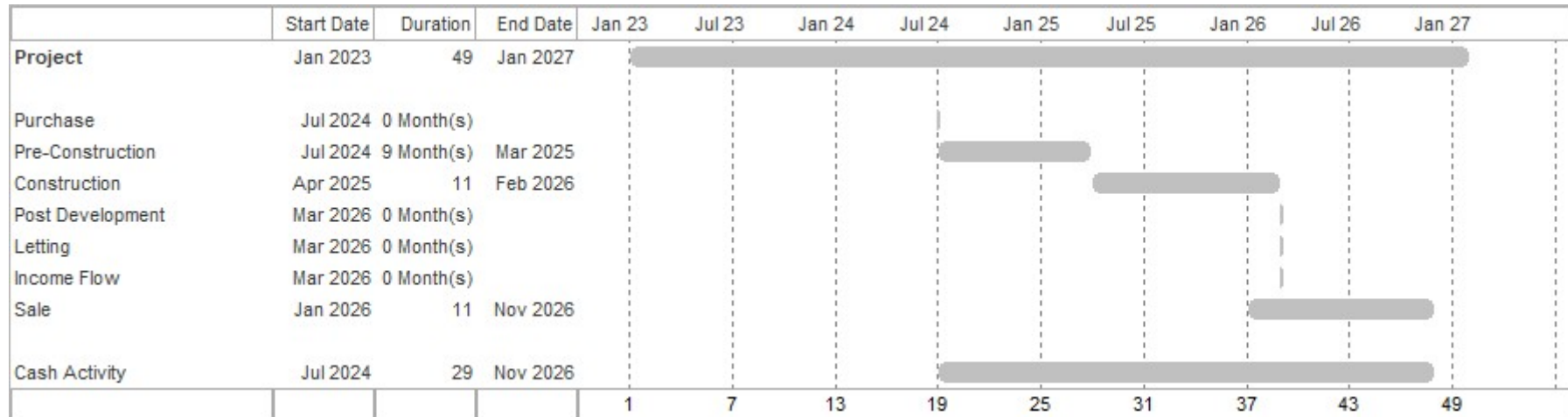


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - Policy Compliant - No M4 (3)
One Horton Heath

5. Phase C - Market

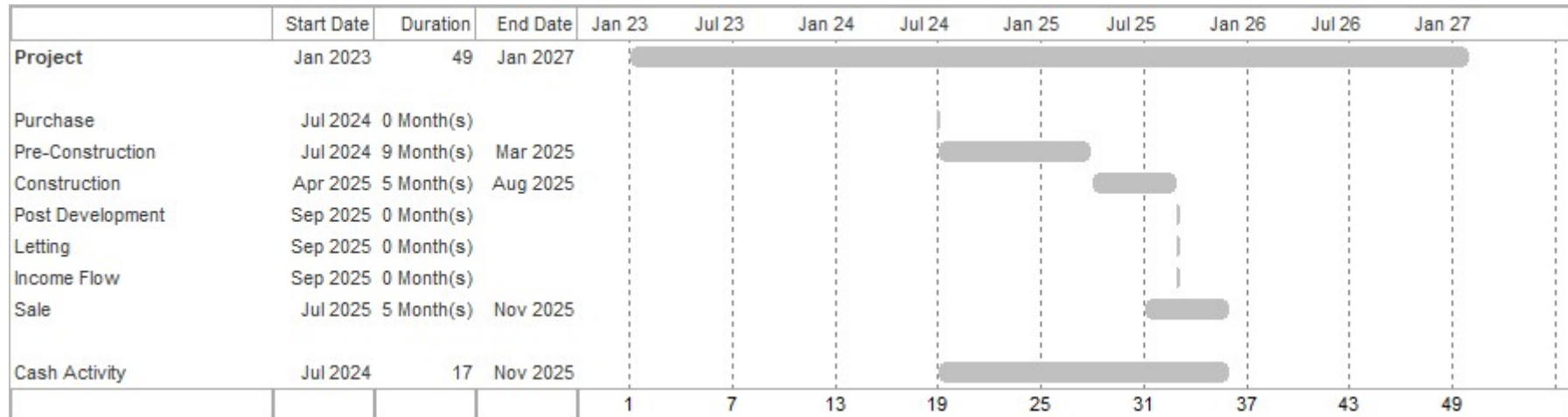


TIMESCALE AND PHASING CHART

ASPINALVERDI

Lower Acre Parcel - Policy Compliant - No M4 (3)
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6. Phase C - Affordable



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