
**East Devon District
Council**

**CIL Review and
Cranbrook Plan DPD
Technical Annexes**

January 2019

**Three Dragons with
Ward Williams
Associates**



This report is not a formal land valuation or scheme appraisal. It has been prepared using the Three Dragons Toolkit and is based on district level data supplied by East Devon Council, consultation and quoted published data sources. The toolkit provides a review of the development economics of illustrative schemes and the results depend on the data inputs provided. This analysis should not be used for individual scheme appraisal.

No responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report unless previously agreed.

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Annex A Land Transactions

Data From CoStar Suite					
Description Text	Land area (ha)	Price per ha £s	Sale Date	Sale Price £s	Transaction Notes
The property comprises a development site of approximately 0.76 acres (0.3 hectares) The site is located on The Esplanade looking over Lyme Bay. The property is immediately adjacent to the Imperial Hotel and forms part of the entrance to Exmouth's seafront. The A378 is within close proximity and Exmouth Railway Station is 0.5 miles distant.	0.31	4,054,427	31/07/2013	1,247,000	The Whitbread Group Plc has purchased the freehold interest in 0.76 acres of development land at £1.247m from East Devon District Council which they propose to build a Premier Inn Hotel. The conditions of the sale are confidential. Jones Lang LaSalle acted on behalf of the vendor with Jones Lang LaSalle also acting for the purchaser. Deal confirmed by Richard Yendle at Jones Lang LaSalle.
The site comprises an undeveloped parcel of land extending to circa 1.1 acres (0.445 hectares) with a prominent frontage to Silverton Road extending to approximately 190 ft. (58m) and a return frontage to Thorverton Road of approximately 213 ft. (65m). Access to the site is via 2 dropped kerbs along the Thorverton Road frontage. The site is enclosed in part with a temporary post and wire fence and finished with a loose surface. The site is located within the Matford Park area of the Marsh Barton Trading Estate which is located approximately 1 mile south of Exeter City Centre and is one of the most significant industrial and trade park locations in the South West.	0.65	1,776,068	01/03/2016	1,150,000	A private buyer has purchased the freehold interest in 1.6 acres of land from an undisclosed vendor for £1,150,000. The new owner will develop the site to then occupy for their own use. Bilfinger GVA acted on behalf of the vendor. The purchaser was represented by Rapleys Consultants Ltd. The quoting price was £1,500,000. Deal confirmed by Matthew Greenaway at Bilfinger GVA.
Honeylands House was a private residence up to the early 1920,s when it changed to medical and healthcare use, specifically dedicated to the care of children with severe learning disabilities. The property is Grade II listed and has a drive to the front with parking for about ten cars set around the main entrance to the house. There is a large garden and playground area to the back and western elevations of the property. Some of the original external features have been retained since its construction in the early 19th century but the building has been significantly altered since its change to a healthcare centre. The site as a whole has an established healthcare use and is not allocated for any other specific use within the Local Plan, which was adopted on 31st March 2005. The Council's Core Strategy was adopted in February 2012. There are a number of possibilities for the property's potential future use as residential or commercial	0.75	1,001,778			

Data From CoStar Suite					
Description Text	Land area (ha)	Price per ha £s	Sale Date	Sale Price £s	Transaction Notes
The plot comprises approximately 0.5 acres of land suitable for residential development. The plot is located on Rosemary Lane in Colyton.	2.00	375,160			
The site comprises a plot of land which may be suitable for redevelopment. The site is located on Thorverton Road, situated approximately 1.5 miles south west of Exeter city centre, 1.6 miles from Saint Thomas Railway Station, 1.4 miles from Junction 31 of the M5 and 4.8 miles from Exeter Airport.	0.06	7,771,151	01/09/2008	450,000	Sale details confidential.
The site is in the region of 3 acres, surrounded by attractive countryside yet close to major road networks. Set within the East Devon countryside, Combe Raleigh lies approximately 2 miles from the bustling market town of Honiton and the main A30, a major tourist and important arterial route through the county linking London in the East with Cornwall in the West. The market town of Honiton has a range of shopping facilities, leisure facilities and mainline railway station provides access to the East Devon Coastline and the start of the Jurassic Coast, a World heritage site. Popular tourist destinations in the area include the seaside towns and villages of Sidmouth, Branscombe and Beer. Slightly further afield but quickly reached via the A30 dual carriageway is the regional capital the City of Exeter, with its access to the M5 motorway network and International Airport lies approximately 20 miles away.	1.21	341,829	28/04/2017	415,000	MG Webber West Country Grown Ltd has purchased the freehold interest in Mill House, Combe Raleigh, Honiton comprising approximately 3.0 acres (1.21 hectares) of land currently used as a plant nursery with associated ancillary buildings and housing a single residential dwelling from private individual vendor Mr Jackson for £415,000. The site was sold without planning permission. Everett Masson & Furby Ltd acted as sole vendor agent on behalf of Mr Jackson. The buyer was unrepresented.
The property comprises a vacant site, formerly Phillip Engineering now suitable for development subject to planning permission. The property is located in Axminster, East Devon approximately 24 miles West of Exeter. The site is located within walking distance of the town centre.	0.15	1,548,714	21/01/2016	225,000	A new buyer has purchased the freehold interest in land from LPA Receivers for £225,000. The quoting price was £350,000. Scanlons Consultant Surveyors LLP acted on behalf of the vendor. The purchaser was unrepresented. The achieved price was confirmed by Andrew Holmes at Scanlons Consultant Surveyors LLP.
The plot comprises one acre of land. The plot is located off of Bad Homburg Way, Exeter.	0.40	210,039	07/08/2017	85,000	A new buyer has purchased the freehold interest in 1 acre (43,560 sq ft) of development land as an investment.

Data From CoStar Suite					
Description Text	Land area (ha)	Price per ha £s	Sale Date	Sale Price £s	Transaction Notes
The plots total 126.31 acres of land. The land is situation at Bicton College and is within close proximity to the A3052.	74.17	21,437	01/06/2017		A private agricultural business has purchased three plots of land (plots 1,2 & 3) at Bicton College, Budleigh Salterton from Cornwall College for an undisclosed sum. It is understood the purchaser will utilise the land for agricultural use. Four plots of land were initially marketed, totalling 183.28 acres, off a guide price of £1.59m. Vickery Holman acted on behalf of the vendor. The purchaser was unrepresented.
The plot comprises a 2.784 acres of land. The plot is located within the Marsh Barton Industrial Estate, a short distance from the M5 Motorway.	1.13	1,333,301	06/04/2018		Wellington Motors has acquired the 2.784 acre site on Marsh Barton Industrial Estate, Exeter off an asking price of £1.5 million. The existing buildings are to be demolished, and it is understood the purchaser will use the site for their own storage requirements. Pepper Commercial represented the seller.

Data from Land Titles							
Title	Location	Area ha	Value	Date	Stated price/ value?	£/ha	Notes
DN158849	Southbrook Lane Whimble	11.8	£491,500	Jun-11	Price	£27,020	Price includes land at DN281737
DN281737	Churchill Farm Whimble	4.66	£491,500	Jun-01	Price	£27,020	Price includes land at DN158849
DN353585	Whimble	1.73	£491,500	Jun-11	Price	£27,020	Price includes land at DN158849
DN163199	Southbrook Lane Whimble	8.92	£692,400	Jun-11	Price	£77,623	
DN164477	Part Finnimore Local Plan employment allocation, OSM	6.99	£80,000	Apr-17		£11,445	Not sure if £80k paid for entire site?
DN354399	Monkerton Farm, Pinhoe	7.55	£1,000,000	Aug-16	Value	£132,450	Stated to be not exceeding £1,000,000
DN419873	Park Farm, Exeter	14.3	£1,000,000	Mar-12	Value	£69,930	
DN445153	Paddock Inn, Strete Raleigh, Whimble	1.23	£64,892	Feb-17	Price	£52,758	
DN446586	Killenaule, Honiton Road, Clyst Honiton	0.57	£10,000	May-01	Value	£17,544	

Data from Land Titles							
Title	Location	Area ha	Value	Date	Stated price/ value?	£/ha	Notes
DN474141	Bystock Court, Old Bystock Drive, Bystock, Exmouth	9.75	£400,000	Nov-02	Price	£41,026	
DN475860	Greenway Nurseries Greenway Lane	7.04	£60,000	Feb-03	Value	£8,523	
DN477597	Slade Farm, OSM	2.16	£475,000	Oct-02	Price	£219,907	
DN478081	Land at Slade Fm, OSM	2.1	£50,000	Oct-02	Price	£23,810	
DN485683	Chard Road Axminster	12	£90,000	Sep-03	Value	£7,500	
DN509624	Lower Cobden Whimble	34.1	£875,000	Mar-05	Value	£25,660	
DN526773	Heathfield Manor Farm, Honiton	5.27	£50,000	Feb-06	Value	£9,488	Stated to be under £50,000
DN535074	Harefield Estate Lypstone	158.34	£3,000,000	Jul-06	Value	£18,947	
DN543471	North of Blackhorse Lane and Tithebarn Lane	3.65	£700,000	Oct-06	Price	£191,781	
DN551434	Courtlands, Lypstone	3.06	£300,000	Jun-09	Price	£98,039	
DN552855	Land e. of Butts Road permissions, OSM	7.91	£1,000,000	Jun-07	Value	£126,422	
DN553497	Axehayes Farm, Clyst St Mary	35.5	£1,750,000	Oct-12	Value	£49,296	
DN561326	Marley Drive, Lypstone	18.1	£680,000	Jun-12	Value	£37,569	
DN567426	Winslade Park, Clyst St Mary	2.69	£260,000	Mar-08	Price	£96,654	
DN568230	Courtlands Lane, Exmouth	6.76	£335,000	Apr-08	Price	£49,556	
DN578207	Harepath Road, Seaton	2.19	£297,000	Sep-08	Value	£135,616	
DN590167	Newcourt Barton	23.9	£825,000	Jul-09	Value	£34,519	
DN590273	Woodbury Lane Axminster	6.24	£750,000	Jul-09	Value	£120,192	Valued at £500,001-£1,000,000
DN591517	Coxes Farm Clyst St Mary	8.83	£180,000	Aug-09	Value	£20,385	
DN627922	Upham Farm Farringdon	6.22	£180,512	Sep-12	Price	£29,021	
DN646752	Heathfield Manor Farm, Honiton	4.86	£350,000	Jun-14	Value	£72,016	Valued at £200,001-500,000
DN649665	Brockwell Farm Clyst St Mary	3.57	£170,000	Sep-14	Price	£47,619	
DN651266	Heathfield Manor Farm, Honiton	3.75	£200,000	Nov-14	Value	£53,333	
DN656517	Prestaller Farm Axminster	31.05	£3,500,000	Mar-15	Price	£112,721	
DN663263	Gerway Farm, Ottery St. Mary	2.39	£140,000	Aug-15	Price	£58,577	
DN678676	NW of Hayne Farm Gittisham	11.6	£9,976,800	Nov-16	Price	£860,069	
DN82859	Gribble Lane, Rockbeare	17.8	£400,000	Apr-17	Price	£22,472	

Data from Land Titles							
Title	Location	Area ha	Value	Date	Stated price/ value?	£/ha	Notes
DN83447	North West of a road Exeter to Broadclyst	1.58	£20,000	Sep-16	Price	£12,658	
DN98083	Southbrook Lane Whimble	0.28	£1,500	Mar-10	Price	£5,357	

Annex B Residential Values

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2014-06	Detached	£380,000	137	£2,774	£3,338	Edge of Exeter
2014-06	Detached	£444,000	166	£2,675	£3,219	Edge of Exeter
2014-06	Detached	£212,000	67	£3,164	£3,808	Edge of Exeter
2014-06	Detached	£249,950	82	£3,048	£3,668	Edge of Exeter
2014-06	Detached	£285,000	113	£2,522	£3,035	Edge of Exeter
2014-06	Detached	£349,950	125	£2,800	£3,369	Edge of Exeter
2014-06	Detached	£340,000	125	£2,720	£3,273	Edge of Exeter
2014-06	Detached	£420,000	167	£2,515	£3,026	Edge of Exeter
2014-06	Detached	£395,000	173	£2,283	£2,748	Edge of Exeter
2014-06	Detached	£469,000	181	£2,591	£3,118	Edge of Exeter
2014-06	Detached	£273,995	96	£2,854	£3,435	Edge of Exeter
2014-06	Detached	£295,000	172	£1,715	£2,064	Edge of Exeter
2014-06	Detached	£345,995	125	£2,768	£3,331	Edge of Exeter
2014-07	Detached	£416,500	167	£2,494	£2,969	Edge of Exeter
2014-07	Detached	£415,000	167	£2,485	£2,958	Edge of Exeter
2014-07	Detached	£465,000	191	£2,435	£2,898	Edge of Exeter
2014-07	Detached	£273,995	96	£2,854	£3,397	Edge of Exeter
2014-07	Detached	£380,000	168	£2,262	£2,692	Edge of Exeter
2014-08	Detached	£365,995	131	£2,794	£3,269	Edge of Exeter
2014-08	Detached	£415,000	167	£2,485	£2,908	Edge of Exeter
2014-08	Detached	£399,995	168	£2,381	£2,786	Edge of Exeter
2014-08	Detached	£370,000	124	£2,984	£3,491	Edge of Exeter
2014-09	Detached	£499,999	159	£3,145	£3,625	Edge of Exeter
2014-09	Detached	£385,000	168	£2,292	£2,642	Edge of Exeter
2014-09	Detached	£170,000	70	£2,429	£2,799	Edge of Exeter
2014-09	Detached	£249,950	82	£3,048	£3,514	Edge of Exeter
2014-09	Detached	£289,995	105	£2,762	£3,184	Edge of Exeter
2014-09	Detached	£335,995	118	£2,847	£3,282	Edge of Exeter
2014-09	Detached	£379,950	134	£2,835	£3,268	Edge of Exeter
2014-09	Detached	£394,995	138	£2,862	£3,299	Edge of Exeter
2014-09	Detached	£399,950	141	£2,837	£3,270	Edge of Exeter
2014-09	Detached	£406,000	172	£2,360	£2,721	Edge of Exeter
2014-09	Detached	£408,000	172	£2,372	£2,734	Edge of Exeter
2014-09	Detached	£425,000	172	£2,471	£2,848	Edge of Exeter
2014-09	Detached	£340,000	134	£2,537	£2,925	Edge of Exeter
2014-09	Detached	£430,000	166	£2,590	£2,986	Edge of Exeter
2014-09	Detached	£600,000	172	£3,488	£4,021	Edge of Exeter
2014-10	Detached	£176,000	70	£2,514	£2,879	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2014-10	Detached	£550,000	183	£3,005	£3,441	Edge of Exeter
2014-10	Detached	£319,995	109	£2,936	£3,361	Edge of Exeter
2014-10	Detached	£384,995	138	£2,790	£3,194	Edge of Exeter
2014-10	Detached	£575,000	160	£3,594	£4,115	Edge of Exeter
2014-10	Detached	£295,000	113	£2,611	£2,989	Edge of Exeter
2014-10	Detached	£499,999	191	£2,618	£2,997	Edge of Exeter
2014-10	Detached	£485,000	191	£2,539	£2,907	Edge of Exeter
2014-10	Detached	£299,995	113	£2,655	£3,040	Edge of Exeter
2014-11	Detached	£283,000	113	£2,504	£2,872	Edge of Exeter
2014-11	Detached	£447,995	150	£2,987	£3,425	Edge of Exeter
2014-11	Detached	£415,000	146	£2,842	£3,260	Edge of Exeter
2014-11	Detached	£340,000	131	£2,595	£2,977	Edge of Exeter
2014-11	Detached	£348,995	122	£2,861	£3,281	Edge of Exeter
2014-11	Detached	£384,995	120	£3,208	£3,680	Edge of Exeter
2014-11	Detached	£315,995	113	£2,796	£3,207	Edge of Exeter
2014-12	Detached	£420,000	146	£2,877	£3,277	Edge of Exeter
2014-12	Detached	£465,000	165	£2,818	£3,210	Edge of Exeter
2014-12	Detached	£500,000	217	£2,304	£2,625	Edge of Exeter
2014-12	Detached	£310,000	113	£2,743	£3,125	Edge of Exeter
2014-12	Detached	£249,000	87	£2,862	£3,260	Edge of Exeter
2014-12	Detached	£285,000	93	£3,065	£3,491	Edge of Exeter
2014-12	Detached	£299,995	98	£3,061	£3,487	Edge of Exeter
2014-12	Detached	£289,999	113	£2,566	£2,923	Edge of Exeter
2014-12	Detached	£359,995	120	£3,000	£3,417	Edge of Exeter
2014-12	Detached	£350,000	126	£2,778	£3,164	Edge of Exeter
2014-12	Detached	£368,000	133	£2,767	£3,152	Edge of Exeter
2014-12	Detached	£795,000	216	£3,681	£4,192	Edge of Exeter
2014-12	Detached	£309,999	113	£2,743	£3,125	Edge of Exeter
2014-12	Detached	£320,000	131	£2,443	£2,782	Edge of Exeter
2014-12	Detached	£379,500	173	£2,194	£2,499	Edge of Exeter
2014-12	Detached	£405,000	170	£2,382	£2,714	Edge of Exeter
2014-12	Detached	£314,950	110	£2,863	£3,261	Edge of Exeter
2014-12	Detached	£359,995	122	£2,951	£3,361	Edge of Exeter
2014-12	Detached	£370,000	133	£2,782	£3,169	Edge of Exeter
2014-12	Detached	£599,000	182	£3,291	£3,749	Edge of Exeter
2014-12	Detached	£428,000	167	£2,563	£2,919	Edge of Exeter
2014-12	Detached	£284,995	96	£2,969	£3,382	Edge of Exeter
2015-01	Detached	£329,995	113	£2,920	£3,406	Edge of Exeter
2015-01	Detached	£449,995	150	£3,000	£3,499	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-02	Detached	£390,000	134	£2,910	£3,446	Edge of Exeter
2015-02	Detached	£410,000	169	£2,426	£2,873	Edge of Exeter
2015-02	Detached	£324,995	113	£2,876	£3,406	Edge of Exeter
2015-02	Detached	£420,000	167	£2,515	£2,978	Edge of Exeter
2015-02	Detached	£426,000	167	£2,551	£3,021	Edge of Exeter
2015-03	Detached	£390,000	146	£2,671	£3,207	Edge of Exeter
2015-03	Detached	£357,995	122	£2,934	£3,522	Edge of Exeter
2015-03	Detached	£357,995	122	£2,934	£3,522	Edge of Exeter
2015-03	Detached	£353,000	125	£2,824	£3,390	Edge of Exeter
2015-03	Detached	£470,000	182	£2,582	£3,100	Edge of Exeter
2015-03	Detached	£362,995	122	£2,975	£3,572	Edge of Exeter
2015-03	Detached	£510,000	214	£2,383	£2,861	Edge of Exeter
2015-03	Detached	£210,000	80	£2,625	£3,151	Edge of Exeter
2015-04	Detached	£395,000	135	£2,926	£3,437	Edge of Exeter
2015-04	Detached	£312,000	144	£2,167	£2,545	Edge of Exeter
2015-04	Detached	£255,200	87	£2,933	£3,446	Edge of Exeter
2015-04	Detached	£309,995	109	£2,844	£3,341	Edge of Exeter
2015-04	Detached	£420,000	139	£3,022	£3,550	Edge of Exeter
2015-04	Detached	£450,000	166	£2,711	£3,185	Edge of Exeter
2015-04	Detached	£400,000	134	£2,985	£3,507	Edge of Exeter
2015-04	Detached	£445,995	150	£2,973	£3,493	Edge of Exeter
2015-05	Detached	£265,000	87	£3,046	£3,520	Edge of Exeter
2015-05	Detached	£305,000	110	£2,773	£3,204	Edge of Exeter
2015-05	Detached	£327,995	113	£2,903	£3,354	Edge of Exeter
2015-05	Detached	£1,112,500	268	£4,151	£4,797	Edge of Exeter
2015-05	Detached	£385,000	142	£2,711	£3,133	Edge of Exeter
2015-05	Detached	£284,995	96	£2,969	£3,431	Edge of Exeter
2015-05	Detached	£299,995	98	£3,061	£3,538	Edge of Exeter
2015-05	Detached	£369,995	125	£2,960	£3,421	Edge of Exeter
2015-05	Detached	£309,995	106	£2,924	£3,380	Edge of Exeter
2015-05	Detached	£329,995	113	£2,920	£3,375	Edge of Exeter
2015-05	Detached	£265,000	87	£3,046	£3,520	Edge of Exeter
2015-05	Detached	£395,000	141	£2,801	£3,238	Edge of Exeter
2015-05	Detached	£449,995	150	£3,000	£3,467	Edge of Exeter
2015-06	Detached	£340,000	125	£2,720	£3,108	Edge of Exeter
2015-06	Detached	£360,000	126	£2,857	£3,265	Edge of Exeter
2015-06	Detached	£400,000	137	£2,920	£3,337	Edge of Exeter
2015-06	Detached	£415,000	173	£2,399	£2,741	Edge of Exeter
2015-06	Detached	£520,000	214	£2,430	£2,777	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-06	Detached	£289,995	113	£2,566	£2,933	Edge of Exeter
2015-06	Detached	£324,995	116	£2,802	£3,202	Edge of Exeter
2015-06	Detached	£345,000	125	£2,760	£3,154	Edge of Exeter
2015-06	Detached	£405,000	139	£2,914	£3,330	Edge of Exeter
2015-06	Detached	£405,000	146	£2,774	£3,170	Edge of Exeter
2015-06	Detached	£289,995	96	£3,021	£3,452	Edge of Exeter
2015-06	Detached	£297,995	98	£3,041	£3,475	Edge of Exeter
2015-06	Detached	£299,995	98	£3,061	£3,498	Edge of Exeter
2015-06	Detached	£299,995	102	£2,941	£3,361	Edge of Exeter
2015-06	Detached	£309,995	109	£2,844	£3,250	Edge of Exeter
2015-06	Detached	£309,995	109	£2,844	£3,250	Edge of Exeter
2015-06	Detached	£345,995	117	£2,957	£3,379	Edge of Exeter
2015-06	Detached	£364,995	128	£2,852	£3,259	Edge of Exeter
2015-06	Detached	£407,995	131	£3,114	£3,559	Edge of Exeter
2015-06	Detached	£343,500	131	£2,622	£2,996	Edge of Exeter
2015-06	Detached	£389,995	131	£2,977	£3,402	Edge of Exeter
2015-06	Detached	£380,000	134	£2,836	£3,241	Edge of Exeter
2015-06	Detached	£386,000	134	£2,881	£3,292	Edge of Exeter
2015-06	Detached	£389,995	137	£2,847	£3,253	Edge of Exeter
2015-06	Detached	£403,995	142	£2,845	£3,251	Edge of Exeter
2015-06	Detached	£472,894	182	£2,598	£2,969	Edge of Exeter
2015-06	Detached	£500,000	214	£2,336	£2,670	Edge of Exeter
2015-06	Detached	£410,000	173	£2,370	£2,708	Edge of Exeter
2015-06	Detached	£329,995	113	£2,920	£3,337	Edge of Exeter
2015-06	Detached	£353,000	134	£2,634	£3,010	Edge of Exeter
2015-06	Detached	£349,000	126	£2,770	£3,165	Edge of Exeter
2015-06	Detached	£299,995	110	£2,727	£3,117	Edge of Exeter
2015-06	Detached	£260,000	84	£3,095	£3,537	Edge of Exeter
2015-06	Detached	£370,000	133	£2,782	£3,179	Edge of Exeter
2015-06	Detached	£260,000	87	£2,989	£3,415	Edge of Exeter
2015-07	Detached	£254,995	87	£2,931	£3,338	Edge of Exeter
2015-07	Detached	£405,000	139	£2,914	£3,318	Edge of Exeter
2015-07	Detached	£1,129,000	268	£4,213	£4,798	Edge of Exeter
2015-07	Detached	£365,000	132	£2,765	£3,149	Edge of Exeter
2015-08	Detached	£310,000	114	£2,719	£3,073	Edge of Exeter
2015-08	Detached	£496,995	159	£3,126	£3,533	Edge of Exeter
2015-08	Detached	£583,500	219	£2,664	£3,011	Edge of Exeter
2015-08	Detached	£1,075,000	270	£3,981	£4,500	Edge of Exeter
2015-08	Detached	£446,495	166	£2,690	£3,040	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-08	Detached	£550,000	183	£3,005	£3,397	Edge of Exeter
2015-08	Detached	£360,000	134	£2,687	£3,036	Edge of Exeter
2015-08	Detached	£383,495	131	£2,927	£3,308	Edge of Exeter
2015-09	Detached	£440,000	166	£2,651	£2,925	Edge of Exeter
2015-09	Detached	£263,000	82	£3,207	£3,540	Edge of Exeter
2015-09	Detached	£380,000	132	£2,879	£3,177	Edge of Exeter
2015-09	Detached	£415,000	146	£2,842	£3,137	Edge of Exeter
2015-09	Detached	£409,995	142	£2,887	£3,186	Edge of Exeter
2015-10	Detached	£269,995	87	£3,103	£3,450	Edge of Exeter
2015-10	Detached	£290,000	113	£2,566	£2,853	Edge of Exeter
2015-10	Detached	£499,000	140	£3,564	£3,962	Edge of Exeter
2015-10	Detached	£485,000	191	£2,539	£2,823	Edge of Exeter
2015-10	Detached	£299,995	98	£3,061	£3,403	Edge of Exeter
2015-10	Detached	£299,995	102	£2,941	£3,270	Edge of Exeter
2015-10	Detached	£625,000	160	£3,906	£4,343	Edge of Exeter
2015-10	Detached	£382,995	128	£2,992	£3,326	Edge of Exeter
2015-10	Detached	£309,000	109	£2,835	£3,152	Edge of Exeter
2015-10	Detached	£289,995	96	£3,021	£3,358	Edge of Exeter
2015-10	Detached	£495,000	140	£3,536	£3,931	Edge of Exeter
2015-11	Detached	£259,995	87	£2,988	£3,317	Edge of Exeter
2015-11	Detached	£265,000	87	£3,046	£3,381	Edge of Exeter
2015-11	Detached	£335,000	98	£3,418	£3,794	Edge of Exeter
2015-11	Detached	£372,500	134	£2,780	£3,086	Edge of Exeter
2015-11	Detached	£640,000	182	£3,516	£3,903	Edge of Exeter
2015-11	Detached	£329,995	113	£2,920	£3,242	Edge of Exeter
2015-11	Detached	£329,995	113	£2,920	£3,242	Edge of Exeter
2015-11	Detached	£329,995	113	£2,920	£3,242	Edge of Exeter
2015-11	Detached	£349,000	117	£2,983	£3,311	Edge of Exeter
2015-11	Detached	£358,995	122	£2,943	£3,266	Edge of Exeter
2015-11	Detached	£369,995	131	£2,824	£3,135	Edge of Exeter
2015-11	Detached	£374,995	131	£2,863	£3,178	Edge of Exeter
2015-12	Detached	£380,000	134	£2,836	£3,188	Edge of Exeter
2015-12	Detached	£415,000	139	£2,986	£3,356	Edge of Exeter
2015-12	Detached	£349,000	117	£2,983	£3,353	Edge of Exeter
2015-12	Detached	£364,995	135	£2,704	£3,039	Edge of Exeter
2015-12	Detached	£290,000	93	£3,118	£3,505	Edge of Exeter
2015-12	Detached	£299,995	102	£2,941	£3,306	Edge of Exeter
2015-12	Detached	£314,995	106	£2,972	£3,340	Edge of Exeter
2015-12	Detached	£305,000	110	£2,773	£3,117	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-12	Detached	£359,995	122	£2,951	£3,317	Edge of Exeter
2015-12	Detached	£384,995	122	£3,156	£3,547	Edge of Exeter
2015-12	Detached	£360,000	133	£2,707	£3,043	Edge of Exeter
2015-12	Detached	£430,000	139	£3,094	£3,477	Edge of Exeter
2015-12	Detached	£449,995	150	£3,000	£3,372	Edge of Exeter
2015-12	Detached	£440,000	158	£2,785	£3,130	Edge of Exeter
2015-12	Detached	£530,000	214	£2,477	£2,784	Edge of Exeter
2015-12	Detached	£599,995	219	£2,740	£3,080	Edge of Exeter
2015-12	Detached	£460,000	163	£2,822	£3,172	Edge of Exeter
2015-12	Detached	£289,995	96	£3,021	£3,395	Edge of Exeter
2015-12	Detached	£299,995	110	£2,727	£3,066	Edge of Exeter
2015-12	Detached	£340,000	125	£2,720	£3,057	Edge of Exeter
2015-12	Detached	£394,995	128	£3,086	£3,469	Edge of Exeter
2015-12	Detached	£389,995	128	£3,047	£3,425	Edge of Exeter
2015-12	Detached	£369,995	134	£2,761	£3,104	Edge of Exeter
2015-12	Detached	£500,000	209	£2,392	£2,689	Edge of Exeter
2015-12	Detached	£465,000	158	£2,943	£3,308	Edge of Exeter
2015-12	Detached	£314,000	106	£2,962	£3,330	Edge of Exeter
2015-12	Detached	£299,995	110	£2,727	£3,066	Edge of Exeter
2015-12	Detached	£399,995	131	£3,053	£3,432	Edge of Exeter
2015-12	Detached	£527,000	214	£2,463	£2,768	Edge of Exeter
2015-12	Detached	£465,000	158	£2,943	£3,308	Edge of Exeter
2015-12	Detached	£1,195,000	216	£5,532	£6,219	Edge of Exeter
2016-01	Detached	£369,995	135	£2,741	£3,060	Edge of Exeter
2016-01	Detached	£370,000	125	£2,960	£3,305	Edge of Exeter
2016-01	Detached	£325,000	116	£2,802	£3,128	Edge of Exeter
2016-01	Detached	£414,995	142	£2,923	£3,263	Edge of Exeter
2016-01	Detached	£415,995	142	£2,930	£3,271	Edge of Exeter
2016-01	Detached	£900,000	216	£4,167	£4,652	Edge of Exeter
2016-01	Detached	£309,995	102	£3,039	£3,393	Edge of Exeter
2016-01	Detached	£675,000	165	£4,091	£4,568	Edge of Exeter
2016-02	Detached	£356,995	113	£3,159	£3,549	Edge of Exeter
2016-02	Detached	£466,995	150	£3,113	£3,497	Edge of Exeter
2016-02	Detached	£299,995	102	£2,941	£3,304	Edge of Exeter
2016-02	Detached	£287,500	93	£3,091	£3,473	Edge of Exeter
2016-03	Detached	£262,995	82	£3,207	£3,595	Edge of Exeter
2016-03	Detached	£368,995	134	£2,754	£3,087	Edge of Exeter
2016-03	Detached	£483,000	191	£2,529	£2,835	Edge of Exeter
2016-03	Detached	£321,995	102	£3,157	£3,538	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-03	Detached	£349,995	116	£3,017	£3,382	Edge of Exeter
2016-03	Detached	£354,995	117	£3,034	£3,401	Edge of Exeter
2016-03	Detached	£379,000	122	£3,107	£3,482	Edge of Exeter
2016-03	Detached	£384,995	122	£3,156	£3,537	Edge of Exeter
2016-03	Detached	£385,000	146	£2,637	£2,956	Edge of Exeter
2016-03	Detached	£380,000	132	£2,879	£3,227	Edge of Exeter
2016-03	Detached	£355,000	125	£2,840	£3,183	Edge of Exeter
2016-03	Detached	£343,000	113	£3,035	£3,402	Edge of Exeter
2016-03	Detached	£346,995	116	£2,991	£3,353	Edge of Exeter
2016-03	Detached	£408,000	139	£2,935	£3,290	Edge of Exeter
2016-03	Detached	£390,000	141	£2,766	£3,100	Edge of Exeter
2016-03	Detached	£359,995	113	£3,186	£3,571	Edge of Exeter
2016-03	Detached	£360,000	134	£2,687	£3,011	Edge of Exeter
2016-03	Detached	£392,995	128	£3,070	£3,441	Edge of Exeter
2016-04	Detached	£271,000	82	£3,305	£3,709	Edge of Exeter
2016-04	Detached	£352,995	117	£3,017	£3,386	Edge of Exeter
2016-04	Detached	£395,000	142	£2,782	£3,122	Edge of Exeter
2016-04	Detached	£525,000	209	£2,512	£2,819	Edge of Exeter
2016-04	Detached	£304,995	102	£2,990	£3,356	Edge of Exeter
2016-04	Detached	£358,995	113	£3,177	£3,565	Edge of Exeter
2016-04	Detached	£428,995	142	£3,021	£3,390	Edge of Exeter
2016-04	Detached	£419,995	142	£2,958	£3,319	Edge of Exeter
2016-04	Detached	£334,995	116	£2,888	£3,241	Edge of Exeter
2016-04	Detached	£343,000	113	£3,035	£3,406	Edge of Exeter
2016-05	Detached	£349,995	109	£3,211	£3,586	Edge of Exeter
2016-05	Detached	£344,950	119	£2,899	£3,237	Edge of Exeter
2016-05	Detached	£395,000	142	£2,782	£3,106	Edge of Exeter
2016-05	Detached	£590,000	183	£3,224	£3,600	Edge of Exeter
2016-05	Detached	£299,995	96	£3,125	£3,490	Edge of Exeter
2016-05	Detached	£410,000	128	£3,203	£3,577	Edge of Exeter
2016-05	Detached	£349,995	116	£3,017	£3,369	Edge of Exeter
2016-05	Detached	£365,000	125	£2,920	£3,261	Edge of Exeter
2016-05	Detached	£484,955	130	£3,730	£4,166	Edge of Exeter
2016-05	Detached	£480,000	163	£2,945	£3,288	Edge of Exeter
2016-05	Detached	£358,995	113	£3,177	£3,548	Edge of Exeter
2016-05	Detached	£272,500	84	£3,244	£3,623	Edge of Exeter
2016-05	Detached	£189,995	75	£2,533	£2,829	Edge of Exeter
2016-05	Detached	£349,995	116	£3,017	£3,369	Edge of Exeter
2016-06	Detached	£186,500	75	£2,487	£2,788	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-06	Detached	£208,950	75	£2,786	£3,123	Edge of Exeter
2016-06	Detached	£284,995	91	£3,132	£3,511	Edge of Exeter
2016-06	Detached	£294,995	91	£3,242	£3,634	Edge of Exeter
2016-06	Detached	£272,000	91	£2,989	£3,351	Edge of Exeter
2016-06	Detached	£284,995	91	£3,132	£3,511	Edge of Exeter
2016-06	Detached	£284,995	91	£3,132	£3,511	Edge of Exeter
2016-06	Detached	£300,000	93	£3,226	£3,617	Edge of Exeter
2016-06	Detached	£385,000	132	£2,917	£3,270	Edge of Exeter
2016-06	Detached	£382,500	134	£2,854	£3,200	Edge of Exeter
2016-06	Detached	£380,000	134	£2,836	£3,179	Edge of Exeter
2016-06	Detached	£390,000	141	£2,766	£3,101	Edge of Exeter
2016-06	Detached	£395,000	142	£2,782	£3,119	Edge of Exeter
2016-06	Detached	£439,950	156	£2,820	£3,162	Edge of Exeter
2016-06	Detached	£466,500	157	£2,971	£3,331	Edge of Exeter
2016-06	Detached	£470,000	163	£2,883	£3,233	Edge of Exeter
2016-06	Detached	£480,000	157	£3,057	£3,428	Edge of Exeter
2016-06	Detached	£925,000	366	£2,527	£2,833	Edge of Exeter
2016-06	Detached	£299,995	96	£3,125	£3,503	Edge of Exeter
2016-06	Detached	£314,995	98	£3,214	£3,604	Edge of Exeter
2016-06	Detached	£314,000	114	£2,754	£3,088	Edge of Exeter
2016-06	Detached	£409,995	128	£3,203	£3,591	Edge of Exeter
2016-06	Detached	£409,995	128	£3,203	£3,591	Edge of Exeter
2016-06	Detached	£434,995	131	£3,321	£3,723	Edge of Exeter
2016-06	Detached	£376,000	132	£2,848	£3,193	Edge of Exeter
2016-06	Detached	£400,000	141	£2,837	£3,180	Edge of Exeter
2016-06	Detached	£284,995	91	£3,132	£3,511	Edge of Exeter
2016-06	Detached	£279,995	91	£3,077	£3,450	Edge of Exeter
2016-06	Detached	£365,000	132	£2,765	£3,100	Edge of Exeter
2016-06	Detached	£320,000	110	£2,909	£3,261	Edge of Exeter
2016-06	Detached	£380,000	132	£2,879	£3,227	Edge of Exeter
2016-06	Detached	£419,995	142	£2,958	£3,316	Edge of Exeter
2016-06	Detached	£324,995	106	£3,066	£3,437	Edge of Exeter
2016-06	Detached	£319,995	106	£3,019	£3,384	Edge of Exeter
2016-06	Detached	£358,995	113	£3,177	£3,562	Edge of Exeter
2016-06	Detached	£386,995	122	£3,172	£3,556	Edge of Exeter
2016-06	Detached	£385,995	122	£3,164	£3,547	Edge of Exeter
2016-06	Detached	£429,995	131	£3,282	£3,680	Edge of Exeter
2016-06	Detached	£360,000	125	£2,880	£3,229	Edge of Exeter
2016-06	Detached	£299,995	96	£3,125	£3,503	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-07	Detached	£394,995	128	£3,086	£3,402	Edge of Exeter
2016-07	Detached	£409,995	128	£3,203	£3,531	Edge of Exeter
2016-07	Detached	£370,000	132	£2,803	£3,090	Edge of Exeter
2016-07	Detached	£359,995	113	£3,186	£3,512	Edge of Exeter
2016-07	Detached	£431,995	131	£3,298	£3,635	Edge of Exeter
2016-07	Detached	£379,995	122	£3,115	£3,434	Edge of Exeter
2016-07	Detached	£335,000	126	£2,659	£2,931	Edge of Exeter
2016-08	Detached	£297,995	88	£3,386	£3,689	Edge of Exeter
2016-08	Detached	£322,995	102	£3,167	£3,450	Edge of Exeter
2016-08	Detached	£358,995	113	£3,177	£3,461	Edge of Exeter
2016-08	Detached	£349,950	119	£2,941	£3,204	Edge of Exeter
2016-08	Detached	£299,995	91	£3,297	£3,592	Edge of Exeter
2016-08	Detached	£380,000	210	£1,810	£1,971	Edge of Exeter
2016-08	Detached	£304,995	96	£3,177	£3,461	Edge of Exeter
2016-08	Detached	£359,995	117	£3,077	£3,352	Edge of Exeter
2016-08	Detached	£359,995	117	£3,077	£3,352	Edge of Exeter
2016-08	Detached	£359,995	117	£3,077	£3,352	Edge of Exeter
2016-08	Detached	£379,995	122	£3,115	£3,393	Edge of Exeter
2016-08	Detached	£365,000	134	£2,724	£2,968	Edge of Exeter
2016-08	Detached	£186,995	70	£2,671	£2,910	Edge of Exeter
2016-08	Detached	£387,995	122	£3,180	£3,465	Edge of Exeter
2016-09	Detached	£289,995	88	£3,295	£3,571	Edge of Exeter
2016-09	Detached	£300,000	91	£3,297	£3,572	Edge of Exeter
2016-09	Detached	£410,000	141	£2,908	£3,151	Edge of Exeter
2016-09	Detached	£359,995	113	£3,186	£3,452	Edge of Exeter
2016-09	Detached	£459,995	150	£3,067	£3,323	Edge of Exeter
2016-09	Detached	£319,995	98	£3,265	£3,538	Edge of Exeter
2016-09	Detached	£354,995	116	£3,060	£3,316	Edge of Exeter
2016-10	Detached	£292,995	91	£3,220	£3,511	Edge of Exeter
2016-10	Detached	£750,000	210	£3,571	£3,895	Edge of Exeter
2016-10	Detached	£349,950	125	£2,800	£3,053	Edge of Exeter
2016-10	Detached	£385,000	134	£2,873	£3,133	Edge of Exeter
2016-10	Detached	£430,000	146	£2,945	£3,212	Edge of Exeter
2016-10	Detached	£292,995	91	£3,220	£3,511	Edge of Exeter
2016-10	Detached	£429,995	142	£3,028	£3,302	Edge of Exeter
2016-10	Detached	£449,950	156	£2,884	£3,145	Edge of Exeter
2016-10	Detached	£449,950	156	£2,884	£3,145	Edge of Exeter
2016-10	Detached	£296,500	91	£3,258	£3,553	Edge of Exeter
2016-10	Detached	£294,995	88	£3,352	£3,656	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-10	Detached	£422,995	142	£2,979	£3,248	Edge of Exeter
2016-10	Detached	£410,000	141	£2,908	£3,171	Edge of Exeter
2016-11	Detached	£319,995	102	£3,137	£3,413	Edge of Exeter
2016-11	Detached	£360,000	126	£2,857	£3,108	Edge of Exeter
2016-11	Detached	£383,000	134	£2,858	£3,109	Edge of Exeter
2016-11	Detached	£361,995	113	£3,203	£3,485	Edge of Exeter
2016-11	Detached	£364,995	117	£3,120	£3,394	Edge of Exeter
2016-11	Detached	£388,995	122	£3,188	£3,469	Edge of Exeter
2016-11	Detached	£382,000	133	£2,872	£3,125	Edge of Exeter
2016-11	Detached	£530,000	214	£2,477	£2,694	Edge of Exeter
2016-11	Detached	£392,995	122	£3,221	£3,504	Edge of Exeter
2016-11	Detached	£900,000	215	£4,186	£4,554	Edge of Exeter
2016-11	Detached	£640,000	170	£3,765	£4,095	Edge of Exeter
2016-11	Detached	£364,995	117	£3,120	£3,394	Edge of Exeter
2016-11	Detached	£415,995	128	£3,250	£3,536	Edge of Exeter
2016-11	Detached	£387,995	122	£3,180	£3,460	Edge of Exeter
2016-12	Detached	£285,000	113	£2,522	£2,698	Edge of Exeter
2016-12	Detached	£358,995	116	£3,095	£3,311	Edge of Exeter
2016-12	Detached	£410,000	171	£2,398	£2,565	Edge of Exeter
2016-12	Detached	£469,995	113	£4,159	£4,449	Edge of Exeter
2016-12	Detached	£380,000	132	£2,879	£3,079	Edge of Exeter
2016-12	Detached	£425,000	171	£2,485	£2,659	Edge of Exeter
2016-12	Detached	£317,500	102	£3,113	£3,330	Edge of Exeter
2016-12	Detached	£334,995	112	£2,991	£3,200	Edge of Exeter
2016-12	Detached	£368,995	117	£3,154	£3,374	Edge of Exeter
2016-12	Detached	£575,000	131	£4,389	£4,695	Edge of Exeter
2016-12	Detached	£625,000	164	£3,811	£4,077	Edge of Exeter
2016-12	Detached	£360,000	124	£2,903	£3,106	Edge of Exeter
2016-12	Detached	£399,000	128	£3,117	£3,334	Edge of Exeter
2016-12	Detached	£425,000	146	£2,911	£3,114	Edge of Exeter
2016-12	Detached	£429,995	142	£3,028	£3,239	Edge of Exeter
2017-01	Detached	£580,000	172	£3,372	£3,583	Edge of Exeter
2017-01	Detached	£539,000	131	£4,115	£4,372	Edge of Exeter
2017-02	Detached	£409,995	128	£3,203	£3,383	Edge of Exeter
2017-02	Detached	£615,000	167	£3,683	£3,889	Edge of Exeter
2017-03	Detached	£429,995	131	£3,282	£3,454	Edge of Exeter
2017-03	Detached	£423,995	142	£2,986	£3,142	Edge of Exeter
2017-11	Detached	£375,930	100	£3,759	£3,866	Edge of Exeter
2017-10	Detached	£375,180	96	£3,908	£3,993	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2017-11	Detached	£385,000	107	£3,598	£3,700	Edge of Exeter
2017-10	Detached	£385,000	107	£3,598	£3,676	Edge of Exeter
2018-02	Detached	£385,000	107	£3,598	£3,584	Edge of Exeter
2017-12	Detached	£385,000	107	£3,598	£3,716	Edge of Exeter
2017-11	Detached	£370,180	96	£3,856	£3,965	Edge of Exeter
2018-04	Detached	£385,000	107	£3,598	£3,592	Edge of Exeter
2018-04	Detached	£394,000	107	£3,682	£3,676	Edge of Exeter
2016-07	#N/A	£111,206	141	£789	£866	Edge of Exeter
2014-06	Semi	£212,000	67	£3,164	£3,762	Edge of Exeter
2014-06	Semi	£229,000	82	£2,793	£3,320	Edge of Exeter
2014-06	Semi	£220,000	82	£2,683	£3,190	Edge of Exeter
2014-06	Semi	£212,500	67	£3,172	£3,771	Edge of Exeter
2014-06	Semi	£212,500	67	£3,172	£3,771	Edge of Exeter
2014-06	Semi	£209,950	67	£3,134	£3,726	Edge of Exeter
2014-06	Semi	£234,950	85	£2,764	£3,286	Edge of Exeter
2014-06	Semi	£237,500	85	£2,794	£3,322	Edge of Exeter
2014-06	Semi	£235,950	85	£2,776	£3,300	Edge of Exeter
2014-06	Semi	£239,950	85	£2,823	£3,356	Edge of Exeter
2014-06	Semi	£212,500	67	£3,172	£3,771	Edge of Exeter
2014-07	Semi	£325,000	98	£3,316	£3,902	Edge of Exeter
2014-07	Semi	£290,000	100	£2,900	£3,412	Edge of Exeter
2014-08	Semi	£212,950	67	£3,178	£3,686	Edge of Exeter
2014-08	Semi	£269,995	88	£3,068	£3,558	Edge of Exeter
2014-08	Semi	£240,500	85	£2,829	£3,281	Edge of Exeter
2014-08	Semi	£244,950	85	£2,882	£3,342	Edge of Exeter
2014-09	Semi	£211,500	67	£3,157	£3,614	Edge of Exeter
2014-09	Semi	£249,995	88	£2,841	£3,252	Edge of Exeter
2014-10	Semi	£264,950	108	£2,453	£2,793	Edge of Exeter
2014-10	Semi	£264,950	108	£2,453	£2,793	Edge of Exeter
2014-11	Semi	£170,000	113	£1,504	£1,714	Edge of Exeter
2014-11	Semi	£244,995	88	£2,784	£3,173	Edge of Exeter
2014-11	Semi	£244,995	88	£2,784	£3,173	Edge of Exeter
2014-11	Semi	£330,000	104	£3,173	£3,616	Edge of Exeter
2014-12	Semi	£245,000	87	£2,816	£3,188	Edge of Exeter
2014-12	Semi	£245,950	85	£2,894	£3,276	Edge of Exeter
2014-12	Semi	£282,500	108	£2,616	£2,962	Edge of Exeter
2014-12	Semi	£282,500	108	£2,616	£2,962	Edge of Exeter
2014-12	Semi	£250,000	85	£2,941	£3,330	Edge of Exeter
2014-12	Semi	£260,000	88	£2,955	£3,345	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2014-12	Semi	£214,950	67	£3,208	£3,632	Edge of Exeter
2015-02	Semi	£219,950	67	£3,283	£3,869	Edge of Exeter
2015-02	Semi	£350,000	98	£3,571	£4,209	Edge of Exeter
2015-03	Semi	£239,995	82	£2,927	£3,502	Edge of Exeter
2015-03	Semi	£240,000	82	£2,927	£3,502	Edge of Exeter
2015-03	Semi	£250,000	85	£2,941	£3,520	Edge of Exeter
2015-03	Semi	£250,000	85	£2,941	£3,520	Edge of Exeter
2015-03	Semi	£269,995	88	£3,068	£3,671	Edge of Exeter
2015-03	Semi	£269,995	88	£3,068	£3,671	Edge of Exeter
2015-03	Semi	£268,995	88	£3,057	£3,658	Edge of Exeter
2015-03	Semi	£189,000	81	£2,333	£2,792	Edge of Exeter
2015-03	Semi	£269,995	89	£3,034	£3,630	Edge of Exeter
2015-03	Semi	£274,995	89	£3,090	£3,697	Edge of Exeter
2015-04	Semi	£185,000	70	£2,643	£3,099	Edge of Exeter
2015-04	Semi	£259,995	88	£2,954	£3,464	Edge of Exeter
2015-05	Semi	£249,995	82	£3,049	£3,510	Edge of Exeter
2015-05	Semi	£269,995	88	£3,068	£3,532	Edge of Exeter
2015-05	Semi	£268,995	88	£3,057	£3,519	Edge of Exeter
2015-05	Semi	£268,995	88	£3,057	£3,519	Edge of Exeter
2015-06	Semi	£227,500	67	£3,396	£3,856	Edge of Exeter
2015-06	Semi	£219,995	67	£3,284	£3,729	Edge of Exeter
2015-06	Semi	£234,995	82	£2,866	£3,255	Edge of Exeter
2015-06	Semi	£237,000	82	£2,890	£3,283	Edge of Exeter
2015-06	Semi	£242,995	82	£2,963	£3,366	Edge of Exeter
2015-06	Semi	£234,995	82	£2,866	£3,255	Edge of Exeter
2015-06	Semi	£215,000	67	£3,209	£3,645	Edge of Exeter
2015-06	Semi	£212,000	67	£3,164	£3,594	Edge of Exeter
2015-06	Semi	£242,995	82	£2,963	£3,366	Edge of Exeter
2015-06	Semi	£268,000	108	£2,481	£2,818	Edge of Exeter
2015-06	Semi	£270,000	108	£2,500	£2,839	Edge of Exeter
2015-06	Semi	£274,995	89	£3,090	£3,509	Edge of Exeter
2015-07	Semi	£279,950	108	£2,592	£2,931	Edge of Exeter
2015-08	Semi	£209,995	65	£3,231	£3,630	Edge of Exeter
2015-08	Semi	£209,995	65	£3,231	£3,630	Edge of Exeter
2015-08	Semi	£257,995	87	£2,965	£3,332	Edge of Exeter
2015-08	Semi	£242,995	82	£2,963	£3,329	Edge of Exeter
2015-09	Semi	£264,995	87	£3,046	£3,357	Edge of Exeter
2015-09	Semi	£242,995	82	£2,963	£3,266	Edge of Exeter
2015-09	Semi	£229,995	67	£3,433	£3,784	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-09	Semi	£229,995	67	£3,433	£3,784	Edge of Exeter
2015-10	Semi	£238,000	82	£2,902	£3,226	Edge of Exeter
2015-10	Semi	£242,995	82	£2,963	£3,294	Edge of Exeter
2015-10	Semi	£242,995	82	£2,963	£3,294	Edge of Exeter
2015-11	Semi	£277,995	109	£2,550	£2,832	Edge of Exeter
2015-11	Semi	£239,000	82	£2,915	£3,237	Edge of Exeter
2015-12	Semi	£279,995	109	£2,569	£2,886	Edge of Exeter
2015-12	Semi	£284,995	108	£2,639	£2,964	Edge of Exeter
2015-12	Semi	£249,995	82	£3,049	£3,425	Edge of Exeter
2015-12	Semi	£241,995	82	£2,951	£3,315	Edge of Exeter
2015-12	Semi	£249,995	82	£3,049	£3,425	Edge of Exeter
2015-12	Semi	£254,995	85	£3,000	£3,370	Edge of Exeter
2015-12	Semi	£243,995	82	£2,976	£3,342	Edge of Exeter
2015-12	Semi	£247,500	85	£2,912	£3,271	Edge of Exeter
2015-12	Semi	£280,000	108	£2,593	£2,912	Edge of Exeter
2015-12	Semi	£249,000	85	£2,929	£3,291	Edge of Exeter
2015-12	Semi	£250,000	85	£2,941	£3,304	Edge of Exeter
2015-12	Semi	£254,000	87	£2,920	£3,280	Edge of Exeter
2015-12	Semi	£274,000	109	£2,514	£2,824	Edge of Exeter
2015-12	Semi	£272,500	109	£2,500	£2,808	Edge of Exeter
2015-12	Semi	£266,000	109	£2,440	£2,741	Edge of Exeter
2015-12	Semi	£350,000	99	£3,535	£3,971	Edge of Exeter
2015-12	Semi	£275,000	108	£2,546	£2,860	Edge of Exeter
2015-12	Semi	£335,000	100	£3,350	£3,763	Edge of Exeter
2016-01	Semi	£350,000	98	£3,571	£3,978	Edge of Exeter
2016-01	Semi	£274,746	109	£2,521	£2,808	Edge of Exeter
2016-02	Semi	£249,995	82	£3,049	£3,416	Edge of Exeter
2016-02	Semi	£237,070	82	£2,891	£3,240	Edge of Exeter
2016-02	Semi	£266,000	108	£2,463	£2,760	Edge of Exeter
2016-03	Semi	£277,875	88	£3,158	£3,536	Edge of Exeter
2016-03	Semi	£289,995	88	£3,295	£3,690	Edge of Exeter
2016-03	Semi	£326,000	103	£3,165	£3,544	Edge of Exeter
2016-03	Semi	£380,000	103	£3,689	£4,131	Edge of Exeter
2016-05	Semi	£269,950	91	£2,966	£3,302	Edge of Exeter
2016-05	Semi	£270,000	91	£2,967	£3,302	Edge of Exeter
2016-05	Semi	£257,995	85	£3,035	£3,378	Edge of Exeter
2016-05	Semi	£253,995	85	£2,988	£3,326	Edge of Exeter
2016-05	Semi	£270,000	91	£2,967	£3,302	Edge of Exeter
2016-05	Semi	£375,000	103	£3,641	£4,052	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-05	Semi	£349,000	101	£3,455	£3,846	Edge of Exeter
2016-05	Semi	£284,995	88	£3,239	£3,604	Edge of Exeter
2016-05	Semi	£359,000	101	£3,554	£3,956	Edge of Exeter
2016-06	Semi	£279,450	91	£3,071	£3,428	Edge of Exeter
2016-06	Semi	£270,850	91	£2,976	£3,322	Edge of Exeter
2016-06	Semi	£285,000	96	£2,969	£3,314	Edge of Exeter
2016-06	Semi	£275,000	96	£2,865	£3,198	Edge of Exeter
2016-06	Semi	£299,950	120	£2,500	£2,790	Edge of Exeter
2016-06	Semi	£324,950	124	£2,621	£2,925	Edge of Exeter
2016-06	Semi	£275,000	79	£3,481	£3,886	Edge of Exeter
2016-06	Semi	£229,995	67	£3,433	£3,832	Edge of Exeter
2016-06	Semi	£244,995	76	£3,224	£3,598	Edge of Exeter
2016-06	Semi	£244,995	76	£3,224	£3,598	Edge of Exeter
2016-06	Semi	£192,500	70	£2,750	£3,070	Edge of Exeter
2016-06	Semi	£229,995	67	£3,433	£3,832	Edge of Exeter
2016-06	Semi	£286,995	88	£3,261	£3,641	Edge of Exeter
2016-06	Semi	£380,000	101	£3,762	£4,200	Edge of Exeter
2016-06	Semi	£274,995	87	£3,161	£3,528	Edge of Exeter
2016-06	Semi	£284,995	88	£3,239	£3,615	Edge of Exeter
2016-06	Semi	£224,995	67	£3,358	£3,749	Edge of Exeter
2016-06	Semi	£286,995	88	£3,261	£3,641	Edge of Exeter
2016-06	Semi	£275,000	91	£3,022	£3,373	Edge of Exeter
2016-07	Semi	£245,000	71	£3,451	£3,787	Edge of Exeter
2016-07	Semi	£245,000	71	£3,451	£3,787	Edge of Exeter
2016-07	Semi	£187,500	79	£2,373	£2,605	Edge of Exeter
2016-07	Semi	£286,995	88	£3,261	£3,579	Edge of Exeter
2016-07	Semi	£286,995	88	£3,261	£3,579	Edge of Exeter
2016-07	Semi	£250,000	80	£3,125	£3,430	Edge of Exeter
2016-08	Semi	£249,995	71	£3,521	£3,828	Edge of Exeter
2016-08	Semi	£246,995	71	£3,479	£3,782	Edge of Exeter
2016-09	Semi	£240,000	71	£3,380	£3,650	Edge of Exeter
2016-09	Semi	£250,000	80	£3,125	£3,374	Edge of Exeter
2016-09	Semi	£286,995	105	£2,733	£2,951	Edge of Exeter
2016-09	Semi	£284,995	108	£2,639	£2,849	Edge of Exeter
2016-09	Semi	£330,995	106	£3,123	£3,372	Edge of Exeter
2016-09	Semi	£332,995	106	£3,141	£3,392	Edge of Exeter
2016-10	Semi	£249,995	71	£3,521	£3,830	Edge of Exeter
2016-10	Semi	£284,995	91	£3,132	£3,407	Edge of Exeter
2016-10	Semi	£279,950	91	£3,076	£3,346	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-11	Semi	£274,995	88	£3,125	£3,403	Edge of Exeter
2016-11	Semi	£274,950	91	£3,021	£3,290	Edge of Exeter
2016-12	Semi	£284,196	91	£3,123	£3,353	Edge of Exeter
2016-12	Semi	£275,000	88	£3,125	£3,355	Edge of Exeter
2016-12	Semi	£273,000	91	£3,000	£3,221	Edge of Exeter
2016-12	Semi	£280,000	110	£2,545	£2,733	Edge of Exeter
2014-06	Terraced	£260,000	113	£2,301	£2,689	Edge of Exeter
2014-06	Terraced	£270,000	113	£2,389	£2,792	Edge of Exeter
2014-06	Terraced	£249,950	113	£2,212	£2,585	Edge of Exeter
2014-06	Terraced	£270,000	113	£2,389	£2,792	Edge of Exeter
2014-06	Terraced	£269,950	113	£2,389	£2,792	Edge of Exeter
2014-06	Terraced	£35,217	97	£363	£424	Edge of Exeter
2014-06	Terraced	£230,000	82	£2,805	£3,278	Edge of Exeter
2014-08	Terraced	£269,950	113	£2,389	£2,727	Edge of Exeter
2014-09	Terraced	£245,000	87	£2,816	£3,170	Edge of Exeter
2014-09	Terraced	£209,995	71	£2,958	£3,330	Edge of Exeter
2014-09	Terraced	£217,995	71	£3,070	£3,457	Edge of Exeter
2014-09	Terraced	£210,995	73	£2,890	£3,254	Edge of Exeter
2014-09	Terraced	£224,995	80	£2,812	£3,166	Edge of Exeter
2014-09	Terraced	£239,995	87	£2,759	£3,106	Edge of Exeter
2014-10	Terraced	£285,000	139	£2,050	£2,298	Edge of Exeter
2014-10	Terraced	£273,500	139	£1,968	£2,205	Edge of Exeter
2014-10	Terraced	£292,500	139	£2,104	£2,358	Edge of Exeter
2014-10	Terraced	£239,995	76	£3,158	£3,539	Edge of Exeter
2014-11	Terraced	£248,500	85	£2,924	£3,284	Edge of Exeter
2014-11	Terraced	£250,000	87	£2,874	£3,228	Edge of Exeter
2014-11	Terraced	£194,995	63	£3,095	£3,477	Edge of Exeter
2014-11	Terraced	£239,995	76	£3,158	£3,548	Edge of Exeter
2014-11	Terraced	£245,950	85	£2,894	£3,251	Edge of Exeter
2014-11	Terraced	£245,950	85	£2,894	£3,251	Edge of Exeter
2014-11	Terraced	£264,995	88	£3,011	£3,383	Edge of Exeter
2014-11	Terraced	£291,500	139	£2,097	£2,356	Edge of Exeter
2014-12	Terraced	£295,000	139	£2,122	£2,373	Edge of Exeter
2014-12	Terraced	£270,000	113	£2,389	£2,672	Edge of Exeter
2014-12	Terraced	£274,995	139	£1,978	£2,212	Edge of Exeter
2014-12	Terraced	£300,000	139	£2,158	£2,413	Edge of Exeter
2014-12	Terraced	£280,000	139	£2,014	£2,252	Edge of Exeter
2014-12	Terraced	£270,000	139	£1,942	£2,172	Edge of Exeter
2014-12	Terraced	£274,995	139	£1,978	£2,212	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2014-12	Terraced	£284,999	139	£2,050	£2,292	Edge of Exeter
2014-12	Terraced	£248,500	85	£2,924	£3,269	Edge of Exeter
2014-12	Terraced	£280,000	113	£2,478	£2,770	Edge of Exeter
2014-12	Terraced	£280,000	113	£2,478	£2,770	Edge of Exeter
2015-01	Terraced	£275,000	92	£2,989	£3,427	Edge of Exeter
2015-01	Terraced	£290,000	139	£2,086	£2,392	Edge of Exeter
2015-03	Terraced	£229,950	67	£3,432	£4,068	Edge of Exeter
2015-03	Terraced	£279,995	139	£2,014	£2,387	Edge of Exeter
2015-03	Terraced	£210,000	96	£2,188	£2,593	Edge of Exeter
2015-04	Terraced	£244,995	82	£2,988	£3,465	Edge of Exeter
2015-04	Terraced	£237,500	82	£2,896	£3,359	Edge of Exeter
2015-04	Terraced	£239,995	82	£2,927	£3,394	Edge of Exeter
2015-04	Terraced	£275,000	139	£1,978	£2,294	Edge of Exeter
2015-04	Terraced	£293,000	146	£2,007	£2,327	Edge of Exeter
2015-04	Terraced	£280,000	139	£2,014	£2,336	Edge of Exeter
2015-05	Terraced	£203,000	67	£3,030	£3,453	Edge of Exeter
2015-05	Terraced	£275,000	139	£1,978	£2,254	Edge of Exeter
2015-05	Terraced	£278,999	139	£2,007	£2,287	Edge of Exeter
2015-05	Terraced	£294,995	139	£2,122	£2,418	Edge of Exeter
2015-05	Terraced	£289,000	146	£1,979	£2,256	Edge of Exeter
2015-05	Terraced	£217,995	71	£3,070	£3,499	Edge of Exeter
2015-05	Terraced	£209,995	71	£2,958	£3,370	Edge of Exeter
2015-05	Terraced	£224,995	80	£2,812	£3,205	Edge of Exeter
2015-06	Terraced	£208,995	65	£3,215	£3,610	Edge of Exeter
2015-06	Terraced	£250,000	85	£2,941	£3,302	Edge of Exeter
2015-06	Terraced	£279,995	139	£2,014	£2,262	Edge of Exeter
2015-06	Terraced	£279,995	139	£2,014	£2,262	Edge of Exeter
2015-06	Terraced	£280,000	139	£2,014	£2,262	Edge of Exeter
2015-06	Terraced	£275,000	139	£1,978	£2,221	Edge of Exeter
2015-06	Terraced	£299,995	145	£2,069	£2,323	Edge of Exeter
2015-06	Terraced	£305,000	146	£2,089	£2,346	Edge of Exeter
2015-06	Terraced	£250,000	85	£2,941	£3,302	Edge of Exeter
2015-06	Terraced	£262,995	85	£3,094	£3,474	Edge of Exeter
2015-06	Terraced	£283,000	139	£2,036	£2,286	Edge of Exeter
2015-06	Terraced	£296,000	139	£2,129	£2,391	Edge of Exeter
2015-06	Terraced	£269,995	108	£2,500	£2,807	Edge of Exeter
2015-06	Terraced	£290,000	139	£2,086	£2,343	Edge of Exeter
2015-06	Terraced	£279,995	139	£2,014	£2,262	Edge of Exeter
2015-07	Terraced	£214,995	65	£3,308	£3,699	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-07	Terraced	£286,000	139	£2,058	£2,301	Edge of Exeter
2015-07	Terraced	£282,995	139	£2,036	£2,277	Edge of Exeter
2015-08	Terraced	£203,995	65	£3,138	£3,488	Edge of Exeter
2015-08	Terraced	£280,000	139	£2,014	£2,239	Edge of Exeter
2015-08	Terraced	£299,995	146	£2,055	£2,284	Edge of Exeter
2015-09	Terraced	£264,995	112	£2,366	£2,581	Edge of Exeter
2015-09	Terraced	£282,995	139	£2,036	£2,221	Edge of Exeter
2015-09	Terraced	£280,995	139	£2,022	£2,205	Edge of Exeter
2015-09	Terraced	£281,000	139	£2,022	£2,205	Edge of Exeter
2015-09	Terraced	£204,995	65	£3,154	£3,440	Edge of Exeter
2015-10	Terraced	£280,495	139	£2,018	£2,219	Edge of Exeter
2015-10	Terraced	£280,495	139	£2,018	£2,219	Edge of Exeter
2015-10	Terraced	£292,995	139	£2,108	£2,317	Edge of Exeter
2015-11	Terraced	£294,995	139	£2,122	£2,334	Edge of Exeter
2015-11	Terraced	£300,000	139	£2,158	£2,373	Edge of Exeter
2015-12	Terraced	£295,000	146	£2,021	£2,250	Edge of Exeter
2015-12	Terraced	£225,000	67	£3,358	£3,740	Edge of Exeter
2015-12	Terraced	£224,995	67	£3,358	£3,740	Edge of Exeter
2015-12	Terraced	£264,995	112	£2,366	£2,635	Edge of Exeter
2015-12	Terraced	£251,000	112	£2,241	£2,496	Edge of Exeter
2015-12	Terraced	£254,995	112	£2,277	£2,536	Edge of Exeter
2015-12	Terraced	£284,995	139	£2,050	£2,284	Edge of Exeter
2015-12	Terraced	£310,645	139	£2,235	£2,489	Edge of Exeter
2015-12	Terraced	£290,000	139	£2,086	£2,324	Edge of Exeter
2015-12	Terraced	£219,000	67	£3,269	£3,640	Edge of Exeter
2016-02	Terraced	£315,000	139	£2,266	£2,529	Edge of Exeter
2016-02	Terraced	£280,000	139	£2,014	£2,248	Edge of Exeter
2016-02	Terraced	£299,995	139	£2,158	£2,409	Edge of Exeter
2016-05	Terraced	£217,995	65	£3,354	£3,691	Edge of Exeter
2016-05	Terraced	£217,995	65	£3,354	£3,691	Edge of Exeter
2016-05	Terraced	£252,500	85	£2,971	£3,270	Edge of Exeter
2016-06	Terraced	£232,995	71	£3,282	£3,616	Edge of Exeter
2016-06	Terraced	£233,995	71	£3,296	£3,632	Edge of Exeter
2016-06	Terraced	£226,995	71	£3,197	£3,523	Edge of Exeter
2016-06	Terraced	£239,995	71	£3,380	£3,725	Edge of Exeter
2016-06	Terraced	£288,500	113	£2,553	£2,813	Edge of Exeter
2016-06	Terraced	£214,000	65	£3,292	£3,628	Edge of Exeter
2016-06	Terraced	£237,995	71	£3,352	£3,694	Edge of Exeter
2016-06	Terraced	£289,995	113	£2,566	£2,828	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-06	Terraced	£210,000	65	£3,231	£3,560	Edge of Exeter
2016-06	Terraced	£264,995	91	£2,912	£3,209	Edge of Exeter
2016-06	Terraced	£239,995	71	£3,380	£3,725	Edge of Exeter
2016-06	Terraced	£237,995	71	£3,352	£3,694	Edge of Exeter
2016-07	Terraced	£285,000	113	£2,522	£2,733	Edge of Exeter
2016-07	Terraced	£207,995	58	£3,586	£3,886	Edge of Exeter
2016-07	Terraced	£206,995	58	£3,569	£3,867	Edge of Exeter
2016-07	Terraced	£222,000	65	£3,415	£3,701	Edge of Exeter
2016-07	Terraced	£239,995	71	£3,380	£3,663	Edge of Exeter
2016-07	Terraced	£206,995	58	£3,569	£3,867	Edge of Exeter
2016-07	Terraced	£238,995	71	£3,366	£3,648	Edge of Exeter
2016-07	Terraced	£225,000	65	£3,462	£3,751	Edge of Exeter
2016-07	Terraced	£284,995	71	£4,014	£4,350	Edge of Exeter
2016-07	Terraced	£217,995	65	£3,354	£3,634	Edge of Exeter
2016-08	Terraced	£208,000	58	£3,586	£3,853	Edge of Exeter
2016-08	Terraced	£210,995	58	£3,638	£3,909	Edge of Exeter
2016-08	Terraced	£212,000	58	£3,655	£3,927	Edge of Exeter
2016-08	Terraced	£238,995	71	£3,366	£3,617	Edge of Exeter
2016-08	Terraced	£239,995	71	£3,380	£3,632	Edge of Exeter
2016-08	Terraced	£303,950	120	£2,533	£2,722	Edge of Exeter
2016-08	Terraced	£233,995	71	£3,296	£3,541	Edge of Exeter
2016-09	Terraced	£290,000	139	£2,086	£2,233	Edge of Exeter
2016-11	Terraced	£240,000	71	£3,380	£3,675	Edge of Exeter
2016-11	Terraced	£209,000	58	£3,603	£3,917	Edge of Exeter
2016-11	Terraced	£214,995	58	£3,707	£4,030	Edge of Exeter
2016-11	Terraced	£249,995	71	£3,521	£3,828	Edge of Exeter
2016-12	Terraced	£219,995	58	£3,793	£4,062	Edge of Exeter
2016-12	Terraced	£215,000	58	£3,707	£3,970	Edge of Exeter
2016-12	Terraced	£214,995	58	£3,707	£3,970	Edge of Exeter
2016-12	Terraced	£222,995	58	£3,845	£4,118	Edge of Exeter
2016-12	Terraced	£215,000	58	£3,707	£3,970	Edge of Exeter
2016-12	Terraced	£219,995	58	£3,793	£4,062	Edge of Exeter
2016-12	Terraced	£219,995	63	£3,492	£3,740	Edge of Exeter
2016-12	Terraced	£249,995	71	£3,521	£3,771	Edge of Exeter
2016-12	Terraced	£259,995	76	£3,421	£3,664	Edge of Exeter
2017-01	Terraced	£229,995	73	£3,151	£3,352	Edge of Exeter
2017-01	Terraced	£259,995	76	£3,421	£3,640	Edge of Exeter
2014-06	Flat	£133,000	54	£2,463	£2,841	Edge of Exeter
2014-06	Flat	£140,995	54	£2,611	£3,011	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2014-06	Flat	£135,000	54	£2,500	£2,883	Edge of Exeter
2014-06	Flat	£160,000	65	£2,462	£2,839	Edge of Exeter
2014-06	Flat	£163,000	65	£2,508	£2,892	Edge of Exeter
2014-06	Flat	£160,000	72	£2,222	£2,563	Edge of Exeter
2014-06	Flat	£164,000	72	£2,278	£2,627	Edge of Exeter
2014-06	Flat	£170,000	72	£2,361	£2,723	Edge of Exeter
2014-10	Flat	£178,000	70	£2,543	£2,815	Edge of Exeter
2014-11	Flat	£182,500	70	£2,607	£2,885	Edge of Exeter
2014-11	Flat	£187,500	70	£2,679	£2,964	Edge of Exeter
2014-12	Flat	£180,000	70	£2,571	£2,828	Edge of Exeter
2014-12	Flat	£189,995	70	£2,714	£2,985	Edge of Exeter
2014-12	Flat	£180,000	70	£2,571	£2,828	Edge of Exeter
2015-04	Flat	£190,000	70	£2,714	£3,093	Edge of Exeter
2015-05	Flat	£182,000	70	£2,600	£2,913	Edge of Exeter
2015-06	Flat	£181,995	70	£2,600	£2,892	Edge of Exeter
2015-06	Flat	£184,995	70	£2,643	£2,940	Edge of Exeter
2015-06	Flat	£185,495	70	£2,650	£2,948	Edge of Exeter
2015-10	Flat	£194,995	70	£2,786	£3,039	Edge of Exeter
2016-11	Flat	£162,995	49	£3,326	£3,547	Edge of Exeter
2016-11	Flat	£169,995	52	£3,269	£3,486	Edge of Exeter
2016-11	Flat	£169,995	52	£3,269	£3,486	Edge of Exeter
2016-11	Flat	£164,000	52	£3,154	£3,363	Edge of Exeter
2016-11	Flat	£167,995	52	£3,231	£3,445	Edge of Exeter
2016-11	Flat	£163,995	52	£3,154	£3,363	Edge of Exeter
2016-11	Flat	£164,995	52	£3,173	£3,384	Edge of Exeter
2016-11	Flat	£160,000	49	£3,265	£3,482	Edge of Exeter
2016-11	Flat	£168,000	52	£3,231	£3,445	Edge of Exeter
2016-11	Flat	£164,995	52	£3,173	£3,384	Edge of Exeter
2016-11	Flat	£161,995	52	£3,115	£3,322	Edge of Exeter
2014-08	Detached	£330,000	128	£2,578	£3,017	Edge of Exeter
2014-09	Detached	£318,000	106	£3,000	£3,458	Edge of Exeter
2014-10	Detached	£232,950	76	£3,065	£3,510	Edge of Exeter
2014-11	Detached	£300,000	106	£2,830	£3,246	Edge of Exeter
2014-12	Detached	£290,000	106	£2,736	£3,116	Edge of Exeter
2014-12	Detached	£357,500	128	£2,793	£3,181	Edge of Exeter
2014-12	Detached	£312,500	131	£2,385	£2,717	Edge of Exeter
2014-12	Detached	£465,000	220	£2,114	£2,408	Edge of Exeter
2015-02	Detached	£305,000	114	£2,675	£3,168	Edge of Exeter
2015-02	Detached	£305,000	114	£2,675	£3,168	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-02	Detached	£295,000	106	£2,783	£3,296	Edge of Exeter
2015-02	Detached	£305,000	110	£2,773	£3,283	Edge of Exeter
2015-02	Detached	£305,000	110	£2,773	£3,283	Edge of Exeter
2015-02	Detached	£279,000	106	£2,632	£3,117	Edge of Exeter
2015-03	Detached	£299,500	110	£2,723	£3,268	Edge of Exeter
2015-06	Detached	£325,500	128	£2,543	£2,906	Edge of Exeter
2015-08	Detached	£400,000	171	£2,339	£2,644	Edge of Exeter
2016-02	Detached	£317,000	106	£2,991	£3,359	Edge of Exeter
2016-02	Detached	£330,000	106	£3,113	£3,497	Edge of Exeter
2016-03	Detached	£400,000	143	£2,797	£3,135	Edge of Exeter
2016-04	Detached	£395,000	143	£2,762	£3,100	Edge of Exeter
2016-12	Detached	£322,500	131	£2,462	£2,633	Edge of Exeter
2016-12	Detached	£335,000	131	£2,557	£2,736	Edge of Exeter
2016-12	Detached	£414,000	148	£2,797	£2,992	Edge of Exeter
2016-12	Detached	£365,000	134	£2,724	£2,914	Edge of Exeter
2016-12	Detached	£425,000	175	£2,429	£2,598	Edge of Exeter
2017-02	Detached	£335,000	106	£3,160	£3,338	Edge of Exeter
2017-02	Detached	£345,000	131	£2,634	£2,781	Edge of Exeter
2017-02	Detached	£332,000	131	£2,534	£2,676	Edge of Exeter
2017-03	Detached	£367,000	128	£2,867	£3,017	Edge of Exeter
2017-03	Detached	£390,000	143	£2,727	£2,870	Edge of Exeter
2017-03	Detached	£379,000	143	£2,650	£2,789	Edge of Exeter
2017-04	Detached	£370,000	128	£2,891	£3,050	Edge of Exeter
2017-06	Detached	£420,000	171	£2,456	£2,613	Edge of Exeter
2016-06	Detached	£400,000	143	£2,797	£3,136	Edge of Exeter
2016-06	Detached	£400,000	143	£2,797	£3,136	Edge of Exeter
2016-06	Detached	£324,995	110	£2,955	£3,312	Edge of Exeter
2016-06	Detached	£324,995	110	£2,955	£3,312	Edge of Exeter
2016-06	Detached	£354,995	114	£3,114	£3,491	Edge of Exeter
2016-09	Detached	£420,000	175	£2,400	£2,601	Edge of Exeter
2017-05	Detached	£349,950	128	£2,734	£2,895	Edge of Exeter
2017-05	Detached	£419,000	143	£2,930	£3,103	Edge of Exeter
2017-06	Detached	£435,000	143	£3,042	£3,236	Edge of Exeter
2017-06	Detached	£600,000	262	£2,290	£2,437	Edge of Exeter
2017-06	Detached	£540,000	220	£2,455	£2,612	Edge of Exeter
2017-06	Detached	£445,000	171	£2,602	£2,769	Edge of Exeter
2017-06	Detached	£340,000	131	£2,595	£2,761	Edge of Exeter
2017-08	Detached	£685,000	262	£2,615	£2,681	Edge of Exeter
2017-09	Detached	£595,000	175	£3,400	£3,454	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2018-01	Detached	£535,000	175	£3,057	£3,106	Edge of Exeter
2018-01	Detached	£555,000	166	£3,343	£3,397	Edge of Exeter
2017-09	Detached	£550,000	175	£3,143	£3,193	Edge of Exeter
2018-03	Detached	£380,000	115	£3,304	£3,273	Edge of Exeter
2018-03	Detached	£380,000	115	£3,304	£3,273	Edge of Exeter
2018-03	Detached	£325,000	97	£3,351	£3,319	Edge of Exeter
2017-11	Detached	£425,000	130	£3,269	£3,362	Edge of Exeter
2018-01	Detached	£355,000	110	£3,227	£3,279	Edge of Exeter
2017-12	Detached	£376,000	115	£3,270	£3,377	Edge of Exeter
2017-12	Detached	£325,000	97	£3,351	£3,460	Edge of Exeter
2018-03	Detached	£414,000	127	£3,260	£3,229	Edge of Exeter
2018-03	Detached	£355,000	110	£3,227	£3,197	Edge of Exeter
2017-12	Detached	£355,000	110	£3,227	£3,333	Edge of Exeter
2017-12	Detached	£325,000	97	£3,351	£3,460	Edge of Exeter
2017-12	Detached	£327,000	97	£3,371	£3,482	Edge of Exeter
2017-09	Detached	£475,000	140	£3,393	£3,447	Edge of Exeter
2017-10	Detached	£525,000	171	£3,070	£3,137	Edge of Exeter
2017-10	Detached	£345,000	125	£2,760	£2,820	Edge of Exeter
2017-09	Detached	£420,000	116	£3,621	£3,678	Edge of Exeter
2017-11	Detached	£560,000	176	£3,182	£3,272	Edge of Exeter
2017-11	Detached	£540,000	176	£3,068	£3,155	Edge of Exeter
2017-11	Detached	£515,000	176	£2,926	£3,009	Edge of Exeter
2018-02	Detached	£405,000	131	£3,092	£3,079	Edge of Exeter
2017-11	Detached	£350,000	133	£2,632	£2,706	Edge of Exeter
2017-09	Detached	£431,500	133	£3,244	£3,296	Edge of Exeter
2017-11	Detached	£350,000	113	£3,097	£3,185	Edge of Exeter
2017-09	Detached	£349,995	113	£3,097	£3,147	Edge of Exeter
2018-01	Detached	£420,000	133	£3,158	£3,209	Edge of Exeter
2018-03	Detached	£415,000	131	£3,168	£3,138	Edge of Exeter
2017-11	Detached	£513,000	133	£3,857	£3,966	Edge of Exeter
2018-01	Detached	£475,000	181	£2,624	£2,666	Edge of Exeter
2018-03	Detached	£290,000	90	£3,222	£3,192	Edge of Exeter
2014-11	Semi	£224,950	76	£2,960	£3,373	Edge of Exeter
2014-11	Semi	£224,950	76	£2,960	£3,373	Edge of Exeter
2014-12	Semi	£335,000	128	£2,617	£2,963	Edge of Exeter
2014-12	Semi	£330,000	131	£2,519	£2,852	Edge of Exeter
2016-01	Semi	£262,000	109	£2,404	£2,677	Edge of Exeter
2016-02	Semi	£275,000	109	£2,523	£2,827	Edge of Exeter
2016-06	Semi	£250,000	76	£3,289	£3,672	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-06	Semi	£275,000	104	£2,644	£2,952	Edge of Exeter
2016-06	Semi	£289,995	104	£2,788	£3,113	Edge of Exeter
2016-06	Semi	£280,745	87	£3,227	£3,602	Edge of Exeter
2016-06	Semi	£234,995	67	£3,507	£3,915	Edge of Exeter
2016-06	Semi	£223,000	67	£3,328	£3,715	Edge of Exeter
2016-06	Semi	£257,995	76	£3,395	£3,789	Edge of Exeter
2016-06	Semi	£254,995	76	£3,355	£3,745	Edge of Exeter
2018-04	Semi	£295,000	88	£3,352	£3,349	Edge of Exeter
2018-02	Semi	£295,000	88	£3,352	£3,337	Edge of Exeter
2018-02	Semi	£295,000	88	£3,352	£3,337	Edge of Exeter
2018-02	Semi	£295,000	88	£3,352	£3,337	Edge of Exeter
2017-11	Semi	£269,995	101	£2,673	£2,749	Edge of Exeter
2017-09	Semi	£265,000	76	£3,487	£3,541	Edge of Exeter
2017-09	Semi	£289,995	87	£3,333	£3,385	Edge of Exeter
2017-11	Semi	£269,995	101	£2,673	£2,749	Edge of Exeter
2017-11	Semi	£280,000	75	£3,733	£3,839	Edge of Exeter
2017-11	Semi	£260,000	75	£3,467	£3,565	Edge of Exeter
2017-10	Semi	£260,000	75	£3,467	£3,544	Edge of Exeter
2017-10	Semi	£260,000	75	£3,467	£3,544	Edge of Exeter
2017-10	Semi	£345,000	125	£2,760	£2,822	Edge of Exeter
2018-02	Semi	£315,995	90	£3,511	£3,495	Edge of Exeter
2018-02	Semi	£302,500	90	£3,361	£3,346	Edge of Exeter
2018-02	Semi	£293,000	90	£3,256	£3,241	Edge of Exeter
2018-01	Semi	£295,000	90	£3,278	£3,318	Edge of Exeter
2014-08	Terraced	£249,950	105	£2,380	£2,717	Edge of Exeter
2014-08	Terraced	£250,000	105	£2,381	£2,718	Edge of Exeter
2014-09	Terraced	£208,950	67	£3,119	£3,511	Edge of Exeter
2014-09	Terraced	£214,950	67	£3,208	£3,612	Edge of Exeter
2014-09	Terraced	£205,950	67	£3,074	£3,460	Edge of Exeter
2014-09	Terraced	£209,950	67	£3,134	£3,528	Edge of Exeter
2014-09	Terraced	£204,950	67	£3,059	£3,444	Edge of Exeter
2014-09	Terraced	£262,950	105	£2,504	£2,819	Edge of Exeter
2014-10	Terraced	£180,950	58	£3,120	£3,496	Edge of Exeter
2014-10	Terraced	£189,950	58	£3,275	£3,670	Edge of Exeter
2014-10	Terraced	£194,950	58	£3,361	£3,767	Edge of Exeter
2014-11	Terraced	£249,950	105	£2,380	£2,674	Edge of Exeter
2014-11	Terraced	£184,950	58	£3,189	£3,582	Edge of Exeter
2014-11	Terraced	£179,950	58	£3,103	£3,486	Edge of Exeter
2015-03	Terraced	£250,000	105	£2,381	£2,822	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-03	Terraced	£250,000	105	£2,381	£2,822	Edge of Exeter
2015-03	Terraced	£264,950	105	£2,523	£2,991	Edge of Exeter
2015-03	Terraced	£240,000	105	£2,286	£2,709	Edge of Exeter
2015-03	Terraced	£240,000	105	£2,286	£2,709	Edge of Exeter
2015-10	Terraced	£274,995	105	£2,619	£2,879	Edge of Exeter
2015-11	Terraced	£263,000	100	£2,630	£2,892	Edge of Exeter
2015-11	Terraced	£274,995	100	£2,750	£3,024	Edge of Exeter
2015-11	Terraced	£249,995	109	£2,294	£2,522	Edge of Exeter
2015-12	Terraced	£299,995	151	£1,987	£2,213	Edge of Exeter
2015-12	Terraced	£259,500	100	£2,595	£2,890	Edge of Exeter
2015-12	Terraced	£289,995	109	£2,661	£2,963	Edge of Exeter
2016-03	Terraced	£290,000	151	£1,921	£2,142	Edge of Exeter
2017-06	Terraced	£289,950	113	£2,566	£2,719	Edge of Exeter
2017-06	Terraced	£294,950	113	£2,610	£2,766	Edge of Exeter
2017-06	Terraced	£308,000	113	£2,726	£2,888	Edge of Exeter
2017-06	Terraced	£299,950	113	£2,654	£2,812	Edge of Exeter
2016-03	Terraced	£268,500	109	£2,463	£2,747	Edge of Exeter
2016-06	Terraced	£229,995	67	£3,433	£3,783	Edge of Exeter
2016-06	Terraced	£229,995	67	£3,433	£3,783	Edge of Exeter
2016-06	Terraced	£227,995	67	£3,403	£3,750	Edge of Exeter
2016-09	Terraced	£276,000	104	£2,654	£2,840	Edge of Exeter
2016-09	Terraced	£228,000	67	£3,403	£3,641	Edge of Exeter
2016-10	Terraced	£275,000	104	£2,644	£2,860	Edge of Exeter
2017-10	Terraced	£275,000	75	£3,667	£3,737	Edge of Exeter
2017-10	Terraced	£275,000	75	£3,667	£3,737	Edge of Exeter
2017-10	Terraced	£345,000	125	£2,760	£2,813	Edge of Exeter
2018-01	Terraced	£150,500	82	£1,835	£1,862	Edge of Exeter
2018-03	Terraced	£261,000	83	£3,145	£3,116	Edge of Exeter
2018-04	Terraced	£261,000	83	£3,145	£3,136	Edge of Exeter
2014-08	Flat	£168,950	57	£2,964	£3,354	Edge of Exeter
2014-12	Flat	£176,450	58	£3,042	£3,346	Edge of Exeter
2014-12	Flat	£179,950	58	£3,103	£3,412	Edge of Exeter
2015-02	Flat	£177,500	58	£3,060	£3,507	Edge of Exeter
2017-06	Flat	£299,995	113	£2,655	£2,724	Edge of Exeter
2015-02	Flat	£174,950	58	£3,016	£3,456	Edge of Exeter
2015-02	Flat	£165,760	58	£2,858	£3,275	Edge of Exeter
2015-02	Flat	£174,950	58	£3,016	£3,456	Edge of Exeter
2015-12	Flat	£176,995	57	£3,105	£3,446	Edge of Exeter
2015-12	Flat	£177,995	57	£3,123	£3,465	Edge of Exeter

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-12	Flat	£173,000	57	£3,035	£3,368	Edge of Exeter
2015-12	Flat	£170,000	57	£2,982	£3,310	Edge of Exeter
2015-12	Flat	£170,000	57	£2,982	£3,310	Edge of Exeter
2015-12	Flat	£173,995	57	£3,053	£3,387	Edge of Exeter
2017-06	Flat	£181,995	57	£3,193	£3,277	Edge of Exeter
2017-06	Flat	£188,995	57	£3,316	£3,403	Edge of Exeter
2017-06	Flat	£189,995	57	£3,333	£3,421	Edge of Exeter
2017-06	Flat	£181,995	57	£3,193	£3,277	Edge of Exeter
2014-07	Detached	£249,995	103	£2,427	£2,889	Cranbrook
2014-07	Detached	£249,995	103	£2,427	£2,889	Cranbrook
2014-07	Detached	£324,995	126	£2,579	£3,070	Cranbrook
2014-07	Detached	£349,000	148	£2,358	£2,807	Cranbrook
2014-07	Detached	£562,495	113	£4,978	£5,925	Cranbrook
2014-08	Detached	£269,995	94	£2,872	£3,361	Cranbrook
2014-08	Detached	£269,995	94	£2,872	£3,361	Cranbrook
2014-08	Detached	£470,000	195	£2,410	£2,820	Cranbrook
2014-08	Detached	£229,995	77	£2,987	£3,495	Cranbrook
2014-08	Detached	£249,995	90	£2,778	£3,250	Cranbrook
2014-09	Detached	£324,995	126	£2,579	£2,973	Cranbrook
2014-09	Detached	£325,000	113	£2,876	£3,315	Cranbrook
2014-09	Detached	£324,995	126	£2,579	£2,973	Cranbrook
2014-09	Detached	£260,000	103	£2,524	£2,910	Cranbrook
2014-09	Detached	£369,000	126	£2,929	£3,376	Cranbrook
2014-09	Detached	£248,500	76	£3,270	£3,769	Cranbrook
2014-09	Detached	£325,000	112	£2,902	£3,345	Cranbrook
2014-10	Detached	£240,000	90	£2,667	£3,053	Cranbrook
2014-10	Detached	£249,999	103	£2,427	£2,779	Cranbrook
2014-10	Detached	£247,500	76	£3,257	£3,729	Cranbrook
2014-10	Detached	£309,995	113	£2,743	£3,141	Cranbrook
2014-10	Detached	£249,999	103	£2,427	£2,779	Cranbrook
2014-11	Detached	£341,995	126	£2,714	£3,113	Cranbrook
2014-11	Detached	£247,500	90	£2,750	£3,154	Cranbrook
2014-11	Detached	£477,995	181	£2,641	£3,029	Cranbrook
2014-11	Detached	£269,995	88	£3,068	£3,519	Cranbrook
2014-12	Detached	£247,500	76	£3,257	£3,709	Cranbrook
2014-12	Detached	£259,995	91	£2,857	£3,254	Cranbrook
2014-12	Detached	£248,500	76	£3,270	£3,724	Cranbrook
2014-12	Detached	£339,995	126	£2,698	£3,074	Cranbrook
2014-12	Detached	£339,995	126	£2,698	£3,074	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2014-12	Detached	£244,995	88	£2,784	£3,171	Cranbrook
2014-12	Detached	£209,999	77	£2,727	£3,107	Cranbrook
2014-12	Detached	£319,995	113	£2,832	£3,226	Cranbrook
2014-12	Detached	£369,999	188	£1,968	£2,242	Cranbrook
2014-12	Detached	£247,500	76	£3,257	£3,709	Cranbrook
2014-12	Detached	£342,995	126	£2,722	£3,101	Cranbrook
2014-12	Detached	£320,000	121	£2,645	£3,012	Cranbrook
2014-12	Detached	£249,995	88	£2,841	£3,236	Cranbrook
2014-12	Detached	£380,470	181	£2,102	£2,394	Cranbrook
2014-12	Detached	£249,999	103	£2,427	£2,765	Cranbrook
2015-02	Detached	£243,999	90	£2,711	£3,210	Cranbrook
2015-02	Detached	£310,000	129	£2,403	£2,846	Cranbrook
2015-03	Detached	£287,995	111	£2,595	£3,114	Cranbrook
2015-03	Detached	£285,000	119	£2,395	£2,875	Cranbrook
2015-03	Detached	£279,995	94	£2,979	£3,576	Cranbrook
2015-03	Detached	£337,000	121	£2,785	£3,343	Cranbrook
2015-03	Detached	£330,000	129	£2,558	£3,071	Cranbrook
2015-03	Detached	£359,995	188	£1,915	£2,299	Cranbrook
2015-03	Detached	£309,995	115	£2,696	£3,236	Cranbrook
2015-03	Detached	£350,000	188	£1,862	£2,235	Cranbrook
2015-03	Detached	£269,995	88	£3,068	£3,683	Cranbrook
2015-03	Detached	£372,495	154	£2,419	£2,904	Cranbrook
2015-03	Detached	£349,995	163	£2,147	£2,577	Cranbrook
2015-03	Detached	£245,000	88	£2,784	£3,342	Cranbrook
2015-03	Detached	£300,000	113	£2,655	£3,187	Cranbrook
2015-03	Detached	£300,000	113	£2,655	£3,187	Cranbrook
2015-03	Detached	£300,000	113	£2,655	£3,187	Cranbrook
2015-03	Detached	£305,000	126	£2,421	£2,906	Cranbrook
2015-03	Detached	£300,000	113	£2,655	£3,187	Cranbrook
2015-04	Detached	£237,499	90	£2,639	£3,100	Cranbrook
2015-04	Detached	£241,995	88	£2,750	£3,231	Cranbrook
2015-04	Detached	£360,000	188	£1,915	£2,250	Cranbrook
2015-04	Detached	£300,000	129	£2,326	£2,732	Cranbrook
2015-04	Detached	£385,000	197	£1,954	£2,296	Cranbrook
2015-05	Detached	£304,000	115	£2,643	£3,055	Cranbrook
2015-05	Detached	£299,995	115	£2,609	£3,015	Cranbrook
2016-12	Detached	£334,995	113	£2,965	£3,171	Cranbrook
2016-12	Detached	£407,000	183	£2,224	£2,379	Cranbrook
2016-12	Detached	£355,000	143	£2,483	£2,656	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-12	Detached	£360,000	143	£2,517	£2,693	Cranbrook
2016-12	Detached	£318,495	110	£2,895	£3,097	Cranbrook
2016-12	Detached	£314,995	110	£2,864	£3,063	Cranbrook
2016-12	Detached	£278,000	93	£2,989	£3,198	Cranbrook
2016-12	Detached	£279,995	89	£3,146	£3,365	Cranbrook
2016-12	Detached	£283,500	92	£3,082	£3,296	Cranbrook
2015-05	Detached	£279,000	119	£2,345	£2,710	Cranbrook
2015-05	Detached	£265,000	111	£2,387	£2,759	Cranbrook
2015-05	Detached	£300,000	118	£2,542	£2,938	Cranbrook
2015-05	Detached	£300,000	113	£2,655	£3,068	Cranbrook
2015-05	Detached	£305,000	126	£2,421	£2,797	Cranbrook
2015-05	Detached	£305,000	126	£2,421	£2,797	Cranbrook
2015-05	Detached	£300,000	113	£2,655	£3,068	Cranbrook
2015-06	Detached	£329,995	113	£2,920	£3,337	Cranbrook
2015-06	Detached	£329,995	126	£2,619	£2,993	Cranbrook
2015-06	Detached	£300,000	115	£2,609	£2,981	Cranbrook
2015-06	Detached	£294,995	110	£2,682	£3,065	Cranbrook
2015-06	Detached	£347,995	161	£2,161	£2,470	Cranbrook
2015-06	Detached	£329,995	129	£2,558	£2,923	Cranbrook
2015-06	Detached	£260,000	188	£1,383	£1,580	Cranbrook
2015-06	Detached	£287,500	94	£3,059	£3,495	Cranbrook
2015-06	Detached	£310,000	118	£2,627	£3,002	Cranbrook
2015-06	Detached	£310,000	115	£2,696	£3,080	Cranbrook
2015-06	Detached	£364,995	161	£2,267	£2,591	Cranbrook
2015-06	Detached	£299,995	110	£2,727	£3,117	Cranbrook
2015-06	Detached	£249,995	90	£2,778	£3,174	Cranbrook
2015-06	Detached	£290,000	118	£2,458	£2,808	Cranbrook
2015-06	Detached	£329,995	128	£2,578	£2,946	Cranbrook
2015-06	Detached	£289,995	113	£2,566	£2,933	Cranbrook
2015-06	Detached	£354,995	129	£2,752	£3,145	Cranbrook
2015-06	Detached	£305,000	126	£2,421	£2,766	Cranbrook
2015-06	Detached	£265,000	94	£2,819	£3,222	Cranbrook
2015-06	Detached	£260,000	94	£2,766	£3,161	Cranbrook
2015-06	Detached	£305,000	126	£2,421	£2,766	Cranbrook
2015-06	Detached	£300,000	113	£2,655	£3,034	Cranbrook
2015-07	Detached	£250,000	90	£2,778	£3,163	Cranbrook
2015-07	Detached	£310,000	129	£2,403	£2,737	Cranbrook
2015-07	Detached	£318,495	129	£2,469	£2,812	Cranbrook
2015-08	Detached	£247,995	90	£2,756	£3,114	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-08	Detached	£320,000	186	£1,720	£1,944	Cranbrook
2015-09	Detached	£372,500	148	£2,517	£2,778	Cranbrook
2015-09	Detached	£350,000	126	£2,778	£3,066	Cranbrook
2015-09	Detached	£330,995	126	£2,627	£2,899	Cranbrook
2015-09	Detached	£372,500	148	£2,517	£2,778	Cranbrook
2015-09	Detached	£250,000	90	£2,778	£3,066	Cranbrook
2015-09	Detached	£331,500	126	£2,631	£2,904	Cranbrook
2015-09	Detached	£279,995	94	£2,979	£3,287	Cranbrook
2015-09	Detached	£234,995	88	£2,670	£2,947	Cranbrook
2015-09	Detached	£322,500	129	£2,500	£2,759	Cranbrook
2015-09	Detached	£363,000	129	£2,814	£3,106	Cranbrook
2015-10	Detached	£489,995	195	£2,513	£2,794	Cranbrook
2015-10	Detached	£510,000	228	£2,237	£2,487	Cranbrook
2015-10	Detached	£335,000	186	£1,801	£2,002	Cranbrook
2015-11	Detached	£330,995	126	£2,627	£2,916	Cranbrook
2015-11	Detached	£280,000	94	£2,979	£3,306	Cranbrook
2015-11	Detached	£259,995	90	£2,889	£3,207	Cranbrook
2015-11	Detached	£352,900	161	£2,192	£2,433	Cranbrook
2015-11	Detached	£248,995	90	£2,767	£3,071	Cranbrook
2015-11	Detached	£248,495	90	£2,761	£3,065	Cranbrook
2015-11	Detached	£261,995	96	£2,729	£3,029	Cranbrook
2015-11	Detached	£282,000	113	£2,496	£2,770	Cranbrook
2015-11	Detached	£218,330	89	£2,453	£2,723	Cranbrook
2015-12	Detached	£336,950	126	£2,674	£3,006	Cranbrook
2015-12	Detached	£259,995	87	£2,988	£3,359	Cranbrook
2015-12	Detached	£217,995	79	£2,759	£3,102	Cranbrook
2015-12	Detached	£349,995	153	£2,288	£2,571	Cranbrook
2015-12	Detached	£257,995	87	£2,965	£3,333	Cranbrook
2015-12	Detached	£306,995	110	£2,791	£3,137	Cranbrook
2015-12	Detached	£232,000	88	£2,636	£2,963	Cranbrook
2015-12	Detached	£438,000	181	£2,420	£2,720	Cranbrook
2015-12	Detached	£354,995	148	£2,399	£2,696	Cranbrook
2015-12	Detached	£470,000	181	£2,597	£2,919	Cranbrook
2015-12	Detached	£244,995	90	£2,722	£3,060	Cranbrook
2015-12	Detached	£455,000	186	£2,446	£2,750	Cranbrook
2015-12	Detached	£315,000	126	£2,500	£2,810	Cranbrook
2015-12	Detached	£265,000	113	£2,345	£2,636	Cranbrook
2015-12	Detached	£216,325	89	£2,431	£2,732	Cranbrook
2016-02	Detached	£256,995	90	£2,856	£3,208	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-03	Detached	£302,995	110	£2,755	£3,088	Cranbrook
2016-03	Detached	£308,000	115	£2,678	£3,002	Cranbrook
2016-03	Detached	£245,995	88	£2,795	£3,133	Cranbrook
2016-04	Detached	£252,995	90	£2,811	£3,155	Cranbrook
2016-04	Detached	£252,995	90	£2,811	£3,155	Cranbrook
2016-05	Detached	£283,995	89	£3,191	£3,563	Cranbrook
2016-05	Detached	£379,995	161	£2,360	£2,636	Cranbrook
2016-05	Detached	£320,995	110	£2,918	£3,259	Cranbrook
2016-05	Detached	£361,000	148	£2,439	£2,724	Cranbrook
2016-06	Detached	£299,995	115	£2,609	£2,925	Cranbrook
2016-06	Detached	£264,950	89	£2,977	£3,338	Cranbrook
2016-06	Detached	£309,995	115	£2,696	£3,022	Cranbrook
2016-06	Detached	£314,995	110	£2,864	£3,210	Cranbrook
2016-06	Detached	£355,000	148	£2,399	£2,689	Cranbrook
2016-06	Detached	£319,995	115	£2,783	£3,120	Cranbrook
2016-06	Detached	£282,500	90	£3,139	£3,519	Cranbrook
2016-06	Detached	£319,995	110	£2,909	£3,261	Cranbrook
2016-06	Detached	£314,995	110	£2,864	£3,210	Cranbrook
2016-06	Detached	£300,000	110	£2,727	£3,058	Cranbrook
2016-06	Detached	£410,000	181	£2,265	£2,540	Cranbrook
2017-01	Detached	£430,000	183	£2,350	£2,497	Cranbrook
2017-01	Detached	£345,000	143	£2,413	£2,564	Cranbrook
2017-01	Detached	£282,995	92	£3,076	£3,269	Cranbrook
2017-02	Detached	£260,000	88	£2,955	£3,120	Cranbrook
2017-02	Detached	£275,000	93	£2,957	£3,123	Cranbrook
2017-02	Detached	£263,500	93	£2,833	£2,992	Cranbrook
2017-02	Detached	£287,995	89	£3,236	£3,417	Cranbrook
2017-02	Detached	£283,500	92	£3,082	£3,254	Cranbrook
2017-03	Detached	£408,000	183	£2,230	£2,346	Cranbrook
2017-04	Detached	£330,500	110	£3,005	£3,170	Cranbrook
2017-04	Detached	£430,000	183	£2,350	£2,479	Cranbrook
2017-04	Detached	£283,995	92	£3,087	£3,257	Cranbrook
2017-04	Detached	£306,000	115	£2,661	£2,807	Cranbrook
2017-04	Detached	£360,000	120	£3,000	£3,165	Cranbrook
2017-05	Detached	£289,995	89	£3,258	£3,451	Cranbrook
2017-05	Detached	£345,000	121	£2,851	£3,020	Cranbrook
2017-05	Detached	£249,995	91	£2,747	£2,909	Cranbrook
2017-06	Detached	£288,995	89	£3,247	£3,455	Cranbrook
2017-06	Detached	£288,995	89	£3,247	£3,455	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2017-06	Detached	£331,995	110	£3,018	£3,211	Cranbrook
2017-06	Detached	£255,000	88	£2,898	£3,083	Cranbrook
2017-06	Detached	£254,995	91	£2,802	£2,981	Cranbrook
2017-07	Detached	£293,500	89	£3,298	£3,429	Cranbrook
2017-07	Detached	£266,496	91	£2,929	£3,045	Cranbrook
2016-09	Detached	£332,500	129	£2,578	£2,793	Cranbrook
2016-09	Detached	£281,995	89	£3,168	£3,433	Cranbrook
2016-10	Detached	£290,000	90	£3,222	£3,514	Cranbrook
2016-10	Detached	£287,995	89	£3,236	£3,529	Cranbrook
2016-10	Detached	£285,000	90	£3,167	£3,453	Cranbrook
2016-10	Detached	£330,000	120	£2,750	£2,999	Cranbrook
2016-10	Detached	£350,000	143	£2,448	£2,669	Cranbrook
2016-10	Detached	£324,995	115	£2,826	£3,082	Cranbrook
2016-10	Detached	£274,995	89	£3,090	£3,369	Cranbrook
2016-11	Detached	£279,999	92	£3,043	£3,311	Cranbrook
2016-11	Detached	£283,995	92	£3,087	£3,358	Cranbrook
2016-11	Detached	£329,995	110	£3,000	£3,264	Cranbrook
2016-11	Detached	£360,000	143	£2,517	£2,739	Cranbrook
2016-11	Detached	£360,000	143	£2,517	£2,739	Cranbrook
2016-12	Detached	£279,995	89	£3,146	£3,365	Cranbrook
2016-12	Detached	£318,495	110	£2,895	£3,097	Cranbrook
2016-12	Detached	£283,500	92	£3,082	£3,296	Cranbrook
2016-12	Detached	£355,000	143	£2,483	£2,656	Cranbrook
2016-12	Detached	£407,000	183	£2,224	£2,379	Cranbrook
2016-12	Detached	£360,000	143	£2,517	£2,693	Cranbrook
2016-12	Detached	£314,995	110	£2,864	£3,063	Cranbrook
2016-12	Detached	£278,000	93	£2,989	£3,198	Cranbrook
2017-01	Detached	£345,000	143	£2,413	£2,564	Cranbrook
2017-01	Detached	£430,000	183	£2,350	£2,497	Cranbrook
2017-02	Detached	£260,000	88	£2,955	£3,120	Cranbrook
2017-02	Detached	£275,000	93	£2,957	£3,123	Cranbrook
2017-02	Detached	£263,500	93	£2,833	£2,992	Cranbrook
2017-02	Detached	£287,995	89	£3,236	£3,417	Cranbrook
2017-04	Detached	£430,000	183	£2,350	£2,479	Cranbrook
2017-12	Detached	£380,000	157	£2,420	£2,500	Cranbrook
2017-10	Detached	£204,500	54	£3,787	£3,869	Cranbrook
2018-02	Detached	£364,000	143	£2,545	£2,535	Cranbrook
2017-09	Detached	£290,000	90	£3,222	£3,274	Cranbrook
2018-02	Detached	£397,995	123	£3,236	£3,223	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2017-11	Detached	£355,000	143	£2,483	£2,553	Cranbrook
2017-12	Detached	£258,000	86	£3,000	£3,098	Cranbrook
2017-12	Detached	£360,000	86	£4,186	£4,323	Cranbrook
2017-12	Detached	£260,000	86	£3,023	£3,122	Cranbrook
2017-12	Detached	£260,000	86	£3,023	£3,122	Cranbrook
2017-12	Detached	£425,000	143	£2,972	£3,069	Cranbrook
2017-12	Detached	£365,000	143	£2,552	£2,636	Cranbrook
2017-12	Detached	£370,000	183	£2,022	£2,088	Cranbrook
2017-12	Detached	£435,000	183	£2,377	£2,455	Cranbrook
2017-12	Detached	£435,000	149	£2,919	£3,015	Cranbrook
2017-12	Detached	£375,000	142	£2,641	£2,727	Cranbrook
2017-11	Detached	£260,500	97	£2,686	£2,762	Cranbrook
2017-10	Detached	£269,995	91	£2,967	£3,031	Cranbrook
2017-10	Detached	£264,995	91	£2,912	£2,975	Cranbrook
2017-09	Detached	£199,995	75	£2,667	£2,709	Cranbrook
2014-07	Semi	£210,000	77	£2,727	£3,209	Cranbrook
2014-07	Semi	£240,000	108	£2,222	£2,615	Cranbrook
2014-08	Semi	£214,995	72	£2,986	£3,463	Cranbrook
2014-08	Semi	£172,000	60	£2,867	£3,325	Cranbrook
2014-08	Semi	£224,995	77	£2,922	£3,389	Cranbrook
2014-08	Semi	£212,000	77	£2,753	£3,193	Cranbrook
2014-09	Semi	£172,000	60	£2,867	£3,282	Cranbrook
2016-12	Semi	£274,995	110	£2,500	£2,684	Cranbrook
2016-12	Semi	£279,995	110	£2,545	£2,733	Cranbrook
2016-12	Semi	£287,500	115	£2,500	£2,684	Cranbrook
2016-12	Semi	£245,995	78	£3,154	£3,386	Cranbrook
2016-12	Semi	£247,500	78	£3,173	£3,407	Cranbrook
2016-12	Semi	£237,000	80	£2,963	£3,181	Cranbrook
2017-02	Semi	£265,000	88	£3,011	£3,190	Cranbrook
2017-02	Semi	£289,000	115	£2,513	£2,662	Cranbrook
2017-02	Semi	£247,500	78	£3,173	£3,362	Cranbrook
2017-03	Semi	£255,000	120	£2,125	£2,241	Cranbrook
2017-03	Semi	£255,000	120	£2,125	£2,241	Cranbrook
2017-03	Semi	£275,000	93	£2,957	£3,119	Cranbrook
2017-03	Semi	£285,000	115	£2,478	£2,614	Cranbrook
2017-03	Semi	£288,995	90	£3,211	£3,387	Cranbrook
2017-05	Semi	£218,995	62	£3,532	£3,739	Cranbrook
2017-05	Semi	£248,500	78	£3,186	£3,372	Cranbrook
2017-05	Semi	£248,500	78	£3,186	£3,372	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2017-05	Semi	£219,995	69	£3,188	£3,375	Cranbrook
2017-05	Semi	£245,995	97	£2,536	£2,685	Cranbrook
2017-05	Semi	£199,995	58	£3,448	£3,650	Cranbrook
2017-05	Semi	£199,995	58	£3,448	£3,650	Cranbrook
2017-06	Semi	£249,500	78	£3,199	£3,398	Cranbrook
2017-06	Semi	£249,500	78	£3,199	£3,398	Cranbrook
2017-06	Semi	£219,995	62	£3,548	£3,769	Cranbrook
2017-06	Semi	£224,995	69	£3,261	£3,463	Cranbrook
2017-06	Semi	£222,995	69	£3,232	£3,433	Cranbrook
2014-09	Semi	£249,995	109	£2,294	£2,626	Cranbrook
2014-09	Semi	£214,995	77	£2,792	£3,197	Cranbrook
2014-10	Semi	£219,999	77	£2,857	£3,252	Cranbrook
2014-10	Semi	£249,995	110	£2,273	£2,587	Cranbrook
2014-12	Semi	£178,000	58	£3,069	£3,475	Cranbrook
2014-12	Semi	£214,995	77	£2,792	£3,161	Cranbrook
2014-12	Semi	£172,000	60	£2,867	£3,246	Cranbrook
2014-12	Semi	£249,995	120	£2,083	£2,359	Cranbrook
2014-12	Semi	£200,000	69	£2,899	£3,282	Cranbrook
2014-12	Semi	£186,000	58	£3,207	£3,631	Cranbrook
2014-12	Semi	£180,495	58	£3,112	£3,523	Cranbrook
2014-12	Semi	£182,995	58	£3,155	£3,572	Cranbrook
2014-12	Semi	£195,000	69	£2,826	£3,200	Cranbrook
2014-12	Semi	£246,995	117	£2,111	£2,390	Cranbrook
2014-12	Semi	£264,995	117	£2,265	£2,564	Cranbrook
2014-12	Semi	£168,000	68	£2,471	£2,797	Cranbrook
2015-02	Semi	£231,000	125	£1,848	£2,178	Cranbrook
2015-02	Semi	£180,250	58	£3,108	£3,662	Cranbrook
2015-02	Semi	£184,000	58	£3,172	£3,739	Cranbrook
2015-02	Semi	£180,000	58	£3,103	£3,657	Cranbrook
2015-02	Semi	£244,995	120	£2,042	£2,406	Cranbrook
2015-02	Semi	£182,500	58	£3,147	£3,708	Cranbrook
2015-02	Semi	£199,999	69	£2,899	£3,416	Cranbrook
2015-02	Semi	£194,995	69	£2,826	£3,330	Cranbrook
2015-02	Semi	£182,300	58	£3,143	£3,704	Cranbrook
2015-02	Semi	£182,500	58	£3,147	£3,708	Cranbrook
2015-02	Semi	£183,499	58	£3,164	£3,729	Cranbrook
2015-03	Semi	£240,000	88	£2,727	£3,264	Cranbrook
2015-03	Semi	£189,999	58	£3,276	£3,920	Cranbrook
2015-03	Semi	£204,995	69	£2,971	£3,555	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-03	Semi	£200,000	69	£2,899	£3,469	Cranbrook
2015-04	Semi	£244,995	91	£2,692	£3,157	Cranbrook
2015-04	Semi	£209,995	77	£2,727	£3,198	Cranbrook
2015-04	Semi	£214,995	77	£2,792	£3,274	Cranbrook
2015-04	Semi	£200,000	69	£2,899	£3,399	Cranbrook
2015-04	Semi	£200,000	69	£2,899	£3,399	Cranbrook
2015-04	Semi	£181,999	58	£3,138	£3,679	Cranbrook
2015-04	Semi	£249,995	117	£2,137	£2,505	Cranbrook
2015-05	Semi	£239,995	88	£2,727	£3,140	Cranbrook
2015-05	Semi	£185,495	58	£3,198	£3,682	Cranbrook
2015-05	Semi	£199,995	69	£2,898	£3,337	Cranbrook
2015-05	Semi	£205,000	79	£2,595	£2,988	Cranbrook
2015-05	Semi	£204,995	79	£2,595	£2,988	Cranbrook
2015-05	Semi	£184,995	58	£3,190	£3,672	Cranbrook
2015-06	Semi	£219,995	74	£2,973	£3,377	Cranbrook
2015-06	Semi	£219,995	74	£2,973	£3,377	Cranbrook
2015-06	Semi	£250,000	117	£2,137	£2,427	Cranbrook
2015-06	Semi	£235,000	90	£2,611	£2,966	Cranbrook
2015-07	Semi	£250,000	117	£2,137	£2,416	Cranbrook
2015-08	Semi	£214,995	79	£2,721	£3,058	Cranbrook
2015-08	Semi	£214,995	79	£2,721	£3,058	Cranbrook
2015-08	Semi	£196,995	69	£2,855	£3,208	Cranbrook
2015-08	Semi	£249,995	117	£2,137	£2,401	Cranbrook
2015-08	Semi	£204,995	69	£2,971	£3,338	Cranbrook
2015-08	Semi	£206,995	69	£3,000	£3,371	Cranbrook
2015-08	Semi	£197,000	69	£2,855	£3,208	Cranbrook
2015-08	Semi	£269,995	131	£2,061	£2,316	Cranbrook
2015-09	Semi	£299,995	115	£2,609	£2,875	Cranbrook
2015-09	Semi	£233,500	120	£1,946	£2,145	Cranbrook
2015-09	Semi	£239,995	120	£2,000	£2,204	Cranbrook
2015-09	Semi	£214,995	79	£2,721	£3,000	Cranbrook
2015-09	Semi	£244,995	90	£2,722	£3,001	Cranbrook
2015-09	Semi	£214,995	79	£2,721	£3,000	Cranbrook
2015-09	Semi	£264,995	131	£2,023	£2,230	Cranbrook
2015-10	Semi	£185,000	58	£3,190	£3,546	Cranbrook
2015-10	Semi	£167,310	63	£2,656	£2,952	Cranbrook
2015-11	Semi	£189,995	58	£3,276	£3,638	Cranbrook
2015-11	Semi	£189,995	58	£3,276	£3,638	Cranbrook
2015-11	Semi	£239,995	120	£2,000	£2,221	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-11	Semi	£239,999	120	£2,000	£2,221	Cranbrook
2015-11	Semi	£189,995	58	£3,276	£3,638	Cranbrook
2015-11	Semi	£250,000	117	£2,137	£2,373	Cranbrook
2015-12	Semi	£215,500	110	£1,959	£2,201	Cranbrook
2015-12	Semi	£249,995	110	£2,273	£2,553	Cranbrook
2015-12	Semi	£234,995	78	£3,013	£3,384	Cranbrook
2015-12	Semi	£244,995	80	£3,062	£3,440	Cranbrook
2015-12	Semi	£214,995	79	£2,721	£3,057	Cranbrook
2015-12	Semi	£214,995	79	£2,721	£3,057	Cranbrook
2015-12	Semi	£239,995	120	£2,000	£2,247	Cranbrook
2015-12	Semi	£236,696	120	£1,972	£2,216	Cranbrook
2015-12	Semi	£249,995	87	£2,874	£3,228	Cranbrook
2015-12	Semi	£188,630	78	£2,418	£2,717	Cranbrook
2015-12	Semi	£200,671	110	£1,824	£2,049	Cranbrook
2015-12	Semi	£200,671	110	£1,824	£2,049	Cranbrook
2015-12	Semi	£200,671	110	£1,824	£2,049	Cranbrook
2015-12	Semi	£200,671	110	£1,824	£2,049	Cranbrook
2015-12	Semi	£200,671	110	£1,824	£2,049	Cranbrook
2016-01	Semi	£248,000	103	£2,408	£2,682	Cranbrook
2016-02	Semi	£242,000	87	£2,782	£3,117	Cranbrook
2016-02	Semi	£230,000	117	£1,966	£2,203	Cranbrook
2016-03	Semi	£234,000	79	£2,962	£3,317	Cranbrook
2016-03	Semi	£238,000	80	£2,975	£3,332	Cranbrook
2016-03	Semi	£243,210	103	£2,361	£2,644	Cranbrook
2016-03	Semi	£235,000	80	£2,938	£3,290	Cranbrook
2016-03	Semi	£235,000	80	£2,938	£3,290	Cranbrook
2016-03	Semi	£240,500	87	£2,764	£3,096	Cranbrook
2016-03	Semi	£245,000	87	£2,816	£3,154	Cranbrook
2016-03	Semi	£246,000	103	£2,388	£2,675	Cranbrook
2016-03	Semi	£235,000	80	£2,938	£3,290	Cranbrook
2016-03	Semi	£239,995	80	£3,000	£3,359	Cranbrook
2016-04	Semi	£234,995	79	£2,975	£3,339	Cranbrook
2016-04	Semi	£249,995	90	£2,778	£3,118	Cranbrook
2016-04	Semi	£263,950	89	£2,966	£3,329	Cranbrook
2016-04	Semi	£165,000	63	£2,619	£2,940	Cranbrook
2016-04	Semi	£240,000	80	£3,000	£3,367	Cranbrook
2016-04	Semi	£234,995	79	£2,975	£3,339	Cranbrook
2016-05	Semi	£232,995	79	£2,949	£3,282	Cranbrook
2016-05	Semi	£234,995	79	£2,975	£3,311	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-05	Semi	£242,500	87	£2,787	£3,102	Cranbrook
2016-05	Semi	£228,000	79	£2,886	£3,212	Cranbrook
2016-05	Semi	£250,000	103	£2,427	£2,701	Cranbrook
2016-05	Semi	£232,000	80	£2,900	£3,228	Cranbrook
2016-06	Semi	£255,000	89	£2,865	£3,198	Cranbrook
2016-06	Semi	£250,000	89	£2,809	£3,136	Cranbrook
2016-06	Semi	£239,000	89	£2,685	£2,998	Cranbrook
2016-07	Semi	£234,000	80	£2,925	£3,210	Cranbrook
2016-08	Semi	£245,000	87	£2,816	£3,062	Cranbrook
2016-08	Semi	£215,892	80	£2,699	£2,934	Cranbrook
2016-08	Semi	£242,000	120	£2,017	£2,193	Cranbrook
2016-08	Semi	£235,000	80	£2,938	£3,194	Cranbrook
2016-09	Semi	£215,995	62	£3,484	£3,762	Cranbrook
2016-09	Semi	£289,995	89	£3,258	£3,518	Cranbrook
2016-09	Semi	£243,995	78	£3,128	£3,378	Cranbrook
2016-09	Semi	£243,995	78	£3,128	£3,378	Cranbrook
2016-09	Semi	£283,995	89	£3,191	£3,445	Cranbrook
2016-09	Semi	£282,500	90	£3,139	£3,389	Cranbrook
2016-09	Semi	£263,950	89	£2,966	£3,202	Cranbrook
2016-09	Semi	£250,000	120	£2,083	£2,250	Cranbrook
2016-09	Semi	£215,995	62	£3,484	£3,762	Cranbrook
2016-11	Semi	£216,500	62	£3,492	£3,802	Cranbrook
2016-11	Semi	£216,500	62	£3,492	£3,802	Cranbrook
2016-11	Semi	£212,250	62	£3,423	£3,728	Cranbrook
2016-11	Semi	£206,825	62	£3,336	£3,632	Cranbrook
2016-11	Semi	£289,000	115	£2,513	£2,736	Cranbrook
2016-11	Semi	£246,995	78	£3,167	£3,448	Cranbrook
2016-11	Semi	£246,000	78	£3,154	£3,434	Cranbrook
2016-11	Semi	£253,000	87	£2,908	£3,167	Cranbrook
2016-12	Semi	£274,995	110	£2,500	£2,684	Cranbrook
2016-12	Semi	£287,500	115	£2,500	£2,684	Cranbrook
2016-12	Semi	£247,500	78	£3,173	£3,407	Cranbrook
2016-12	Semi	£279,995	110	£2,545	£2,733	Cranbrook
2016-12	Semi	£245,995	78	£3,154	£3,386	Cranbrook
2016-12	Semi	£237,000	80	£2,963	£3,181	Cranbrook
2017-02	Semi	£265,000	88	£3,011	£3,190	Cranbrook
2017-02	Semi	£247,500	78	£3,173	£3,362	Cranbrook
2017-02	Semi	£289,000	115	£2,513	£2,662	Cranbrook
2017-03	Semi	£275,000	93	£2,957	£3,119	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2017-03	Semi	£285,000	115	£2,478	£2,614	Cranbrook
2017-03	Semi	£255,000	120	£2,125	£2,241	Cranbrook
2017-12	Semi	£299,500	89	£3,365	£3,469	Cranbrook
2017-12	Semi	£207,495	54	£3,843	£3,961	Cranbrook
2017-12	Semi	£207,995	54	£3,852	£3,971	Cranbrook
2018-03	Semi	£207,995	54	£3,852	£3,817	Cranbrook
2018-03	Semi	£209,995	54	£3,889	£3,854	Cranbrook
2017-11	Semi	£240,500	80	£3,006	£3,091	Cranbrook
2017-12	Semi	£243,500	183	£1,331	£1,372	Cranbrook
2017-12	Semi	£240,000	143	£1,678	£1,730	Cranbrook
2017-11	Semi	£254,000	80	£3,175	£3,265	Cranbrook
2017-09	Semi	£255,000	80	£3,188	£3,237	Cranbrook
2017-12	Semi	£224,995	69	£3,261	£3,361	Cranbrook
2017-11	Semi	£224,995	69	£3,261	£3,353	Cranbrook
2017-12	Semi	£252,995	84	£3,012	£3,105	Cranbrook
2017-12	Semi	£249,995	84	£2,976	£3,068	Cranbrook
2017-11	Semi	£248,175	97	£2,559	£2,631	Cranbrook
2017-12	Semi	£249,000	84	£2,964	£3,056	Cranbrook
2017-11	Semi	£234,995	69	£3,406	£3,502	Cranbrook
2017-11	Semi	£234,995	69	£3,406	£3,502	Cranbrook
2017-10	Semi	£210,000	58	£3,621	£3,702	Cranbrook
2017-10	Semi	£210,000	58	£3,621	£3,702	Cranbrook
2017-10	Semi	£217,995	72	£3,028	£3,096	Cranbrook
2017-09	Semi	£190,000	50	£3,800	£3,859	Cranbrook
2017-09	Semi	£194,000	50	£3,880	£3,940	Cranbrook
2017-10	Semi	£214,995	58	£3,707	£3,790	Cranbrook
2017-10	Semi	£214,995	58	£3,707	£3,790	Cranbrook
2017-11	Semi	£259,995	97	£2,680	£2,756	Cranbrook
2017-09	Semi	£249,995	97	£2,577	£2,617	Cranbrook
2017-11	Semi	£219,995	58	£3,793	£3,900	Cranbrook
2014-07	Terraced	£229,995	110	£2,091	£2,419	Cranbrook
2014-07	Terraced	£240,000	117	£2,051	£2,373	Cranbrook
2014-07	Terraced	£199,995	74	£2,703	£3,126	Cranbrook
2014-08	Terraced	£169,995	56	£3,036	£3,465	Cranbrook
2014-08	Terraced	£148,995	56	£2,661	£3,037	Cranbrook
2014-08	Terraced	£167,995	53	£3,170	£3,618	Cranbrook
2014-08	Terraced	£165,995	53	£3,132	£3,575	Cranbrook
2014-08	Terraced	£162,995	53	£3,075	£3,511	Cranbrook
2014-08	Terraced	£165,995	53	£3,132	£3,575	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2014-08	Terraced	£191,995	76	£2,526	£2,884	Cranbrook
2014-08	Terraced	£193,995	76	£2,553	£2,914	Cranbrook
2014-08	Terraced	£191,995	76	£2,526	£2,884	Cranbrook
2014-08	Terraced	£91,125	86	£1,060	£1,210	Cranbrook
2014-08	Terraced	£235,000	102	£2,304	£2,630	Cranbrook
2014-09	Terraced	£166,995	56	£2,982	£3,357	Cranbrook
2014-09	Terraced	£159,995	56	£2,857	£3,216	Cranbrook
2014-10	Terraced	£215,000	77	£2,792	£3,129	Cranbrook
2014-10	Terraced	£225,000	90	£2,500	£2,802	Cranbrook
2014-10	Terraced	£189,999	60	£3,167	£3,549	Cranbrook
2014-10	Terraced	£159,995	56	£2,857	£3,202	Cranbrook
2014-11	Terraced	£265,000	129	£2,054	£2,308	Cranbrook
2014-11	Terraced	£210,000	68	£3,088	£3,469	Cranbrook
2014-11	Terraced	£203,000	68	£2,985	£3,354	Cranbrook
2014-11	Terraced	£189,000	60	£3,150	£3,539	Cranbrook
2014-11	Terraced	£222,000	90	£2,467	£2,771	Cranbrook
2014-12	Terraced	£157,995	56	£2,821	£3,155	Cranbrook
2014-12	Terraced	£214,995	77	£2,792	£3,122	Cranbrook
2014-12	Terraced	£170,000	64	£2,656	£2,970	Cranbrook
2014-12	Terraced	£173,995	63	£2,762	£3,088	Cranbrook
2014-12	Terraced	£169,995	63	£2,698	£3,017	Cranbrook
2014-12	Terraced	£165,995	63	£2,635	£2,946	Cranbrook
2014-12	Terraced	£220,000	91	£2,418	£2,703	Cranbrook
2014-12	Terraced	£185,000	68	£2,721	£3,042	Cranbrook
2014-12	Terraced	£164,145	56	£2,931	£3,277	Cranbrook
2015-01	Terraced	£233,995	120	£1,950	£2,236	Cranbrook
2015-02	Terraced	£249,995	111	£2,252	£2,625	Cranbrook
2015-02	Terraced	£214,995	77	£2,792	£3,255	Cranbrook
2015-02	Terraced	£274,950	129	£2,131	£2,484	Cranbrook
2015-02	Terraced	£235,000	120	£1,958	£2,283	Cranbrook
2015-02	Terraced	£255,000	129	£1,977	£2,304	Cranbrook
2015-03	Terraced	£189,995	58	£3,276	£3,883	Cranbrook
2015-03	Terraced	£189,995	60	£3,167	£3,753	Cranbrook
2015-03	Terraced	£189,999	60	£3,167	£3,753	Cranbrook
2015-03	Terraced	£238,000	121	£1,967	£2,331	Cranbrook
2015-03	Terraced	£185,495	60	£3,092	£3,664	Cranbrook
2015-04	Terraced	£182,500	58	£3,147	£3,649	Cranbrook
2015-04	Terraced	£199,000	69	£2,884	£3,344	Cranbrook
2015-04	Terraced	£183,000	58	£3,155	£3,659	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-04	Terraced	£180,000	58	£3,103	£3,599	Cranbrook
2015-04	Terraced	£184,999	58	£3,190	£3,699	Cranbrook
2015-04	Terraced	£184,995	58	£3,190	£3,699	Cranbrook
2015-05	Terraced	£180,000	60	£3,000	£3,419	Cranbrook
2015-05	Terraced	£164,995	60	£2,750	£3,134	Cranbrook
2015-05	Terraced	£199,995	69	£2,898	£3,303	Cranbrook
2015-05	Terraced	£199,995	69	£2,898	£3,303	Cranbrook
2015-05	Terraced	£184,995	60	£3,083	£3,513	Cranbrook
2015-05	Terraced	£250,000	131	£1,908	£2,175	Cranbrook
2015-05	Terraced	£263,500	131	£2,011	£2,292	Cranbrook
2015-05	Terraced	£204,995	69	£2,971	£3,385	Cranbrook
2015-06	Terraced	£246,995	110	£2,245	£2,521	Cranbrook
2015-06	Terraced	£239,999	120	£2,000	£2,246	Cranbrook
2015-06	Terraced	£204,995	69	£2,971	£3,336	Cranbrook
2015-06	Terraced	£199,995	69	£2,898	£3,254	Cranbrook
2015-06	Terraced	£204,995	69	£2,971	£3,336	Cranbrook
2015-06	Terraced	£259,995	131	£1,985	£2,228	Cranbrook
2015-06	Terraced	£188,100	60	£3,135	£3,520	Cranbrook
2015-06	Terraced	£225,000	110	£2,045	£2,297	Cranbrook
2015-06	Terraced	£225,000	110	£2,045	£2,297	Cranbrook
2015-06	Terraced	£225,000	112	£2,009	£2,256	Cranbrook
2015-06	Terraced	£225,000	110	£2,045	£2,297	Cranbrook
2015-06	Terraced	£225,000	110	£2,045	£2,297	Cranbrook
2015-06	Terraced	£225,000	112	£2,009	£2,256	Cranbrook
2015-06	Terraced	£225,000	112	£2,009	£2,256	Cranbrook
2015-06	Terraced	£225,000	75	£3,000	£3,368	Cranbrook
2015-07	Terraced	£183,995	58	£3,172	£3,548	Cranbrook
2015-07	Terraced	£184,995	58	£3,190	£3,567	Cranbrook
2015-07	Terraced	£181,805	58	£3,135	£3,506	Cranbrook
2015-07	Terraced	£187,995	58	£3,241	£3,625	Cranbrook
2015-09	Terraced	£204,995	69	£2,971	£3,241	Cranbrook
2015-09	Terraced	£241,636	111	£2,177	£2,374	Cranbrook
2015-09	Terraced	£240,000	111	£2,162	£2,358	Cranbrook
2015-09	Terraced	£225,000	113	£1,991	£2,172	Cranbrook
2015-09	Terraced	£225,000	110	£2,045	£2,231	Cranbrook
2015-09	Terraced	£225,000	110	£2,045	£2,231	Cranbrook
2015-09	Terraced	£225,000	112	£2,009	£2,191	Cranbrook
2015-09	Terraced	£225,000	110	£2,045	£2,231	Cranbrook
2015-09	Terraced	£225,000	112	£2,009	£2,191	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-09	Terraced	£225,000	110	£2,045	£2,231	Cranbrook
2015-09	Terraced	£225,000	110	£2,045	£2,231	Cranbrook
2015-10	Terraced	£185,000	58	£3,190	£3,507	Cranbrook
2015-10	Terraced	£204,995	69	£2,971	£3,266	Cranbrook
2015-10	Terraced	£184,995	58	£3,190	£3,507	Cranbrook
2015-10	Terraced	£166,295	50	£3,326	£3,657	Cranbrook
2015-10	Terraced	£169,995	50	£3,400	£3,738	Cranbrook
2015-10	Terraced	£169,995	50	£3,400	£3,738	Cranbrook
2015-10	Terraced	£184,995	58	£3,190	£3,507	Cranbrook
2015-10	Terraced	£204,000	69	£2,957	£3,251	Cranbrook
2015-10	Terraced	£224,995	77	£2,922	£3,213	Cranbrook
2015-11	Terraced	£187,995	58	£3,241	£3,564	Cranbrook
2015-11	Terraced	£184,995	58	£3,190	£3,507	Cranbrook
2015-11	Terraced	£203,000	69	£2,942	£3,235	Cranbrook
2015-11	Terraced	£169,995	50	£3,400	£3,739	Cranbrook
2015-11	Terraced	£240,000	111	£2,162	£2,378	Cranbrook
2015-12	Terraced	£245,000	110	£2,227	£2,481	Cranbrook
2015-12	Terraced	£200,000	69	£2,899	£3,228	Cranbrook
2015-12	Terraced	£246,995	110	£2,245	£2,501	Cranbrook
2015-12	Terraced	£249,995	110	£2,273	£2,531	Cranbrook
2015-12	Terraced	£203,950	62	£3,290	£3,664	Cranbrook
2015-12	Terraced	£247,000	120	£2,058	£2,292	Cranbrook
2015-12	Terraced	£245,000	120	£2,042	£2,274	Cranbrook
2015-12	Terraced	£242,000	120	£2,017	£2,246	Cranbrook
2015-12	Terraced	£204,995	69	£2,971	£3,309	Cranbrook
2015-12	Terraced	£184,995	58	£3,190	£3,552	Cranbrook
2015-12	Terraced	£184,995	58	£3,190	£3,552	Cranbrook
2015-12	Terraced	£204,995	69	£2,971	£3,309	Cranbrook
2015-12	Terraced	£199,066	110	£1,810	£2,016	Cranbrook
2015-12	Terraced	£199,066	110	£1,810	£2,016	Cranbrook
2015-12	Terraced	£232,000	111	£2,090	£2,328	Cranbrook
2015-12	Terraced	£180,000	58	£3,103	£3,456	Cranbrook
2016-02	Terraced	£205,000	84	£2,440	£2,724	Cranbrook
2016-02	Terraced	£209,995	84	£2,500	£2,790	Cranbrook
2016-02	Terraced	£207,995	84	£2,476	£2,763	Cranbrook
2016-02	Terraced	£200,000	84	£2,381	£2,657	Cranbrook
2016-02	Terraced	£202,995	84	£2,417	£2,697	Cranbrook
2016-03	Terraced	£190,000	58	£3,276	£3,653	Cranbrook
2016-03	Terraced	£191,000	58	£3,293	£3,672	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-03	Terraced	£191,795	58	£3,307	£3,688	Cranbrook
2016-03	Terraced	£204,995	84	£2,440	£2,721	Cranbrook
2016-04	Terraced	£204,995	84	£2,440	£2,718	Cranbrook
2016-04	Terraced	£209,995	84	£2,500	£2,785	Cranbrook
2016-04	Terraced	£230,000	80	£2,875	£3,202	Cranbrook
2016-04	Terraced	£202,000	84	£2,405	£2,679	Cranbrook
2016-05	Terraced	£232,000	80	£2,900	£3,192	Cranbrook
2016-05	Terraced	£248,540	90	£2,762	£3,040	Cranbrook
2016-05	Terraced	£197,995	58	£3,414	£3,757	Cranbrook
2016-05	Terraced	£209,995	84	£2,500	£2,752	Cranbrook
2016-05	Terraced	£234,000	80	£2,925	£3,220	Cranbrook
2016-05	Terraced	£206,950	62	£3,338	£3,674	Cranbrook
2016-05	Terraced	£206,950	62	£3,338	£3,674	Cranbrook
2016-05	Terraced	£205,950	62	£3,322	£3,656	Cranbrook
2016-06	Terraced	£232,500	80	£2,906	£3,203	Cranbrook
2016-06	Terraced	£194,995	58	£3,362	£3,705	Cranbrook
2016-06	Terraced	£242,000	90	£2,689	£2,963	Cranbrook
2016-07	Terraced	£183,000	68	£2,691	£2,916	Cranbrook
2016-07	Terraced	£186,000	68	£2,735	£2,964	Cranbrook
2016-07	Terraced	£188,000	68	£2,765	£2,996	Cranbrook
2016-07	Terraced	£186,000	68	£2,735	£2,964	Cranbrook
2016-08	Terraced	£186,000	68	£2,735	£2,939	Cranbrook
2016-08	Terraced	£232,000	80	£2,900	£3,116	Cranbrook
2016-08	Terraced	£183,000	68	£2,691	£2,892	Cranbrook
2016-08	Terraced	£192,000	68	£2,824	£3,034	Cranbrook
2016-08	Terraced	£245,000	103	£2,379	£2,556	Cranbrook
2016-09	Terraced	£186,000	68	£2,735	£2,927	Cranbrook
2016-09	Terraced	£188,000	68	£2,765	£2,958	Cranbrook
2016-10	Terraced	£187,000	68	£2,750	£2,974	Cranbrook
2016-10	Terraced	£186,000	68	£2,735	£2,958	Cranbrook
2016-11	Terraced	£266,995	110	£2,427	£2,639	Cranbrook
2016-11	Terraced	£265,000	110	£2,409	£2,619	Cranbrook
2016-12	Terraced	£260,995	92	£2,837	£3,038	Cranbrook
2016-12	Terraced	£192,000	68	£2,824	£3,024	Cranbrook
2016-12	Terraced	£240,000	80	£3,000	£3,213	Cranbrook
2016-12	Terraced	£245,000	87	£2,816	£3,016	Cranbrook
2016-12	Terraced	£260,995	92	£2,837	£3,038	Cranbrook
2017-02	Terraced	£240,000	120	£2,000	£2,108	Cranbrook
2017-02	Terraced	£250,000	120	£2,083	£2,196	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2017-02	Terraced	£248,000	120	£2,067	£2,178	Cranbrook
2017-02	Terraced	£186,000	68	£2,735	£2,883	Cranbrook
2017-03	Terraced	£255,000	120	£2,125	£2,235	Cranbrook
2017-03	Terraced	£235,000	80	£2,938	£3,090	Cranbrook
2017-03	Terraced	£235,000	80	£2,938	£3,090	Cranbrook
2017-03	Terraced	£186,500	68	£2,743	£2,885	Cranbrook
2017-03	Terraced	£240,000	80	£3,000	£3,156	Cranbrook
2017-04	Terraced	£245,000	88	£2,784	£2,937	Cranbrook
2017-05	Terraced	£248,500	78	£3,186	£3,371	Cranbrook
2017-05	Terraced	£172,000	61	£2,820	£2,983	Cranbrook
2017-05	Terraced	£186,995	50	£3,740	£3,957	Cranbrook
2017-05	Terraced	£172,995	50	£3,460	£3,660	Cranbrook
2017-05	Terraced	£183,995	50	£3,680	£3,893	Cranbrook
2017-05	Terraced	£175,995	50	£3,520	£3,724	Cranbrook
2017-05	Terraced	£183,000	50	£3,660	£3,872	Cranbrook
2017-05	Terraced	£194,995	58	£3,362	£3,557	Cranbrook
2017-05	Terraced	£177,995	50	£3,560	£3,766	Cranbrook
2017-05	Terraced	£204,995	72	£2,847	£3,012	Cranbrook
2017-05	Terraced	£219,995	72	£3,055	£3,233	Cranbrook
2017-06	Terraced	£222,995	69	£3,232	£3,424	Cranbrook
2017-07	Terraced	£281,199	92	£3,057	£3,160	Cranbrook
2017-07	Terraced	£168,000	61	£2,754	£2,847	Cranbrook
2017-07	Terraced	£204,995	58	£3,534	£3,654	Cranbrook
2016-12	Terraced	£192,000	68	£2,824	£3,024	Cranbrook
2016-12	Terraced	£240,000	80	£3,000	£3,213	Cranbrook
2016-12	Terraced	£245,000	87	£2,816	£3,016	Cranbrook
2017-02	Terraced	£240,000	120	£2,000	£2,108	Cranbrook
2017-02	Terraced	£250,000	120	£2,083	£2,196	Cranbrook
2017-02	Terraced	£248,000	120	£2,067	£2,178	Cranbrook
2017-02	Terraced	£186,000	68	£2,735	£2,883	Cranbrook
2017-03	Terraced	£235,000	80	£2,938	£3,090	Cranbrook
2017-03	Terraced	£186,500	68	£2,743	£2,885	Cranbrook
2017-03	Terraced	£240,000	80	£3,000	£3,156	Cranbrook
2017-03	Terraced	£235,000	80	£2,938	£3,090	Cranbrook
2017-03	Terraced	£255,000	120	£2,125	£2,235	Cranbrook
2017-10	Terraced	£204,500	54	£3,787	£3,860	Cranbrook
2017-10	Terraced	£199,995	54	£3,704	£3,775	Cranbrook
2017-09	Terraced	£285,000	89	£3,202	£3,239	Cranbrook
2017-12	Terraced	£219,500	62	£3,540	£3,655	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2017-09	Terraced	£214,995	62	£3,468	£3,507	Cranbrook
2017-12	Terraced	£214,995	62	£3,468	£3,580	Cranbrook
2017-12	Terraced	£216,495	62	£3,492	£3,605	Cranbrook
2017-10	Terraced	£221,000	80	£2,763	£2,816	Cranbrook
2017-10	Terraced	£190,000	68	£2,794	£2,848	Cranbrook
2017-10	Terraced	£230,000	80	£2,875	£2,930	Cranbrook
2017-12	Terraced	£192,500	68	£2,831	£2,923	Cranbrook
2017-11	Terraced	£180,626	68	£2,656	£2,731	Cranbrook
2017-11	Terraced	£190,000	68	£2,794	£2,873	Cranbrook
2017-09	Terraced	£274,995	110	£2,500	£2,528	Cranbrook
2017-09	Terraced	£272,500	110	£2,477	£2,505	Cranbrook
2017-09	Terraced	£279,995	110	£2,545	£2,574	Cranbrook
2017-09	Terraced	£285,000	89	£3,202	£3,239	Cranbrook
2017-12	Terraced	£286,995	89	£3,225	£3,329	Cranbrook
2017-12	Terraced	£237,000	68	£3,485	£3,598	Cranbrook
2017-12	Terraced	£197,500	87	£2,270	£2,344	Cranbrook
2017-12	Terraced	£247,000	86	£2,872	£2,965	Cranbrook
2017-09	Terraced	£187,099	68	£2,751	£2,783	Cranbrook
2017-09	Terraced	£192,500	68	£2,831	£2,863	Cranbrook
2017-09	Terraced	£190,000	120	£1,583	£1,601	Cranbrook
2017-09	Terraced	£192,500	120	£1,604	£1,622	Cranbrook
2017-11	Terraced	£186,500	68	£2,743	£2,820	Cranbrook
2017-09	Terraced	£192,000	68	£2,824	£2,856	Cranbrook
2017-10	Terraced	£260,000	68	£3,824	£3,897	Cranbrook
2017-09	Terraced	£252,000	120	£2,100	£2,124	Cranbrook
2017-10	Terraced	£260,000	120	£2,167	£2,208	Cranbrook
2017-12	Terraced	£219,995	69	£3,188	£3,292	Cranbrook
2017-12	Terraced	£209,995	58	£3,621	£3,738	Cranbrook
2017-12	Terraced	£199,995	58	£3,448	£3,560	Cranbrook
2017-11	Terraced	£252,995	97	£2,608	£2,682	Cranbrook
2017-12	Terraced	£226,500	69	£3,283	£3,389	Cranbrook
2017-10	Terraced	£209,995	72	£2,917	£2,973	Cranbrook
2017-09	Terraced	£204,680	72	£2,843	£2,875	Cranbrook
2017-10	Terraced	£207,995	72	£2,889	£2,944	Cranbrook
2017-10	Terraced	£229,995	69	£3,333	£3,397	Cranbrook
2017-10	Terraced	£209,995	58	£3,621	£3,690	Cranbrook
2017-10	Terraced	£212,995	58	£3,672	£3,743	Cranbrook
2017-11	Terraced	£231,995	69	£3,362	£3,457	Cranbrook
2017-09	Terraced	£246,175	97	£2,538	£2,567	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2017-10	Terraced	£232,995	69	£3,377	£3,442	Cranbrook
2017-10	Terraced	£214,995	58	£3,707	£3,778	Cranbrook
2017-11	Terraced	£215,995	72	£3,000	£3,085	Cranbrook
2017-11	Terraced	£207,000	58	£3,569	£3,670	Cranbrook
2017-11	Terraced	£237,995	69	£3,449	£3,547	Cranbrook
2014-07	Flat	£169,995	62	£2,742	£3,137	Cranbrook
2014-07	Flat	£167,500	63	£2,659	£3,042	Cranbrook
2014-07	Flat	£167,500	62	£2,702	£3,091	Cranbrook
2014-09	Flat	£166,995	64	£2,609	£2,914	Cranbrook
2017-03	Flat	£175,000	73	£2,397	£2,457	Cranbrook
2017-03	Flat	£175,000	73	£2,397	£2,457	Cranbrook
2017-03	Flat	£180,000	73	£2,466	£2,527	Cranbrook
2017-06	Flat	£163,700	61	£2,684	£2,754	Cranbrook
2017-06	Flat	£167,500	63	£2,659	£2,728	Cranbrook
2017-06	Flat	£167,000	61	£2,738	£2,809	Cranbrook
2017-06	Flat	£167,000	62	£2,694	£2,764	Cranbrook
2017-06	Flat	£167,000	62	£2,694	£2,764	Cranbrook
2017-06	Flat	£162,000	63	£2,571	£2,639	Cranbrook
2017-06	Flat	£155,000	61	£2,541	£2,608	Cranbrook
2017-07	Flat	£162,500	62	£2,621	£2,624	Cranbrook
2014-09	Flat	£178,895	71	£2,520	£2,814	Cranbrook
2014-12	Flat	£124,995	45	£2,778	£3,055	Cranbrook
2014-12	Flat	£115,000	46	£2,500	£2,749	Cranbrook
2014-12	Flat	£115,500	45	£2,567	£2,823	Cranbrook
2014-12	Flat	£121,995	46	£2,652	£2,917	Cranbrook
2014-12	Flat	£118,000	45	£2,622	£2,884	Cranbrook
2014-12	Flat	£129,995	46	£2,826	£3,108	Cranbrook
2014-12	Flat	£132,000	53	£2,491	£2,739	Cranbrook
2014-12	Flat	£180,000	69	£2,609	£2,869	Cranbrook
2015-02	Flat	£146,250	64	£2,285	£2,618	Cranbrook
2015-02	Flat	£152,995	64	£2,391	£2,739	Cranbrook
2015-06	Flat	£184,995	58	£3,190	£3,548	Cranbrook
2015-06	Flat	£150,995	57	£2,649	£2,947	Cranbrook
2015-09	Flat	£145,000	57	£2,544	£2,750	Cranbrook
2015-10	Flat	£178,995	58	£3,086	£3,367	Cranbrook
2015-10	Flat	£127,995	47	£2,723	£2,971	Cranbrook
2015-10	Flat	£157,995	57	£2,772	£3,024	Cranbrook
2015-10	Flat	£130,000	46	£2,826	£3,084	Cranbrook
2015-10	Flat	£124,995	47	£2,659	£2,902	Cranbrook

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-10	Flat	£134,995	47	£2,872	£3,134	Cranbrook
2015-10	Flat	£134,995	46	£2,935	£3,202	Cranbrook
2015-12	Flat	£246,995	110	£2,245	£2,492	Cranbrook
2015-12	Flat	£179,995	58	£3,103	£3,444	Cranbrook
2016-02	Flat	£180,000	69	£2,609	£2,902	Cranbrook
2016-03	Flat	£175,000	69	£2,536	£2,801	Cranbrook
2016-05	Flat	£178,000	69	£2,580	£2,813	Cranbrook
2016-06	Flat	£180,342	57	£3,164	£3,471	Cranbrook
2016-06	Flat	£179,000	57	£3,140	£3,445	Cranbrook
2016-06	Flat	£342,500	148	£2,314	£2,539	Cranbrook
2016-10	Flat	£195,000	57	£3,421	£3,645	Cranbrook
2017-03	Flat	£175,000	73	£2,397	£2,457	Cranbrook
2017-10	Flat	£197,500	57	£3,465	£3,467	Cranbrook
2017-10	Flat	£197,500	66	£2,992	£2,994	Cranbrook
2014-07	Detached	£207,950	88	£2,363	£2,813	Axminster
2014-11	Detached	£470,000	218	£2,156	£2,473	Axminster
2014-12	Detached	£239,995	89	£2,697	£3,072	Axminster
2015-04	Detached	£240,995	89	£2,708	£3,181	Axminster
2015-05	Detached	£165,000	67	£2,463	£2,846	Axminster
2015-05	Detached	£545,000	226	£2,412	£2,787	Axminster
2015-06	Detached	£233,995	83	£2,819	£3,222	Axminster
2015-06	Detached	£271,950	89	£3,056	£3,492	Axminster
2015-07	Detached	£198,000	84	£2,357	£2,684	Axminster
2015-07	Detached	£206,950	84	£2,464	£2,806	Axminster
2016-12	Detached	£304,995	110	£2,773	£2,966	Axminster
2017-04	Detached	£292,995	89	£3,292	£3,473	Axminster
2017-05	Detached	£304,995	110	£2,773	£2,936	Axminster
2017-06	Detached	£373,500	123	£3,037	£3,231	Axminster
2017-06	Detached	£373,500	123	£3,037	£3,231	Axminster
2015-07	Detached	£260,000	85	£3,059	£3,484	Axminster
2015-08	Detached	£198,250	76	£2,609	£2,948	Axminster
2015-08	Detached	£209,000	84	£2,488	£2,812	Axminster
2015-08	Detached	£281,950	110	£2,563	£2,897	Axminster
2015-10	Detached	£199,950	76	£2,631	£2,925	Axminster
2015-12	Detached	£355,000	179	£1,983	£2,229	Axminster
2015-12	Detached	£344,950	123	£2,804	£3,152	Axminster
2016-01	Detached	£340,000	127	£2,677	£2,989	Axminster
2016-04	Detached	£335,000	117	£2,863	£3,213	Axminster
2016-06	Detached	£369,995	123	£3,008	£3,372	Axminster

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-06	Detached	£367,995	123	£2,992	£3,354	Axminster
2016-07	Detached	£236,000	100	£2,360	£2,602	Axminster
2016-07	Detached	£255,000	122	£2,090	£2,304	Axminster
2016-07	Detached	£335,000	104	£3,221	£3,551	Axminster
2016-11	Detached	£367,995	123	£2,992	£3,255	Axminster
2016-11	Detached	£372,995	123	£3,032	£3,299	Axminster
2017-11	Detached	£275,000	92	£2,989	£3,074	Axminster
2017-12	Detached	£320,000	119	£2,689	£2,777	Axminster
2017-12	Detached	£350,000	179	£1,955	£2,019	Axminster
2018-01	Detached	£299,950	150	£2,000	£2,032	Axminster
2014-07	Semi	£181,950	74	£2,459	£2,893	Axminster
2014-08	Semi	£204,950	88	£2,329	£2,701	Axminster
2014-09	Semi	£184,950	79	£2,341	£2,680	Axminster
2014-09	Semi	£275,000	88	£3,125	£3,578	Axminster
2014-12	Semi	£249,995	89	£2,809	£3,180	Axminster
2014-12	Semi	£194,995	78	£2,500	£2,830	Axminster
2014-12	Semi	£199,995	78	£2,564	£2,903	Axminster
2014-12	Semi	£209,995	82	£2,561	£2,899	Axminster
2016-12	Semi	£192,950	88	£2,193	£2,354	Axminster
2016-12	Semi	£252,500	78	£3,237	£3,476	Axminster
2016-12	Semi	£202,500	62	£3,266	£3,507	Axminster
2016-12	Semi	£247,995	78	£3,179	£3,414	Axminster
2017-03	Semi	£245,995	78	£3,154	£3,327	Axminster
2017-05	Semi	£245,000	82	£2,988	£3,163	Axminster
2017-05	Semi	£195,000	82	£2,378	£2,517	Axminster
2017-06	Semi	£246,500	85	£2,900	£3,080	Axminster
2017-06	Semi	£270,000	89	£3,034	£3,222	Axminster
2017-06	Semi	£230,000	82	£2,805	£2,979	Axminster
2017-06	Semi	£244,000	82	£2,976	£3,161	Axminster
2015-01	Semi	£153,750	68	£2,261	£2,620	Axminster
2015-01	Semi	£153,750	68	£2,261	£2,620	Axminster
2015-02	Semi	£209,995	82	£2,561	£3,018	Axminster
2015-03	Semi	£200,000	78	£2,564	£3,068	Axminster
2015-03	Semi	£210,000	78	£2,692	£3,222	Axminster
2015-03	Semi	£260,000	85	£3,059	£3,660	Axminster
2015-04	Semi	£188,650	76	£2,482	£2,911	Axminster
2015-06	Semi	£195,950	76	£2,578	£2,928	Axminster
2015-06	Semi	£274,995	78	£3,526	£4,004	Axminster
2015-06	Semi	£224,995	83	£2,711	£3,079	Axminster

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-06	Semi	£229,995	78	£2,949	£3,349	Axminster
2015-06	Semi	£265,995	89	£2,989	£3,394	Axminster
2015-07	Semi	£189,000	97	£1,948	£2,203	Axminster
2015-07	Semi	£195,000	78	£2,500	£2,827	Axminster
2015-08	Semi	£199,950	97	£2,061	£2,316	Axminster
2015-09	Semi	£145,950	56	£2,606	£2,873	Axminster
2015-12	Semi	£286,500	91	£3,148	£3,537	Axminster
2015-12	Semi	£286,600	91	£3,149	£3,538	Axminster
2015-12	Semi	£232,995	78	£2,987	£3,355	Axminster
2016-02	Semi	£223,000	104	£2,144	£2,403	Axminster
2016-02	Semi	£248,950	78	£3,192	£3,577	Axminster
2016-03	Semi	£234,995	78	£3,013	£3,374	Axminster
2016-03	Semi	£274,950	89	£3,089	£3,460	Axminster
2016-03	Semi	£265,000	100	£2,650	£2,968	Axminster
2016-03	Semi	£268,000	100	£2,680	£3,001	Axminster
2016-03	Semi	£161,950	61	£2,655	£2,973	Axminster
2016-03	Semi	£161,950	61	£2,655	£2,973	Axminster
2016-04	Semi	£285,000	91	£3,132	£3,515	Axminster
2016-06	Semi	£223,000	104	£2,144	£2,394	Axminster
2016-07	Semi	£191,000	111	£1,721	£1,889	Axminster
2016-07	Semi	£194,500	111	£1,752	£1,923	Axminster
2016-07	Semi	£199,950	111	£1,801	£1,977	Axminster
2016-07	Semi	£199,950	111	£1,801	£1,977	Axminster
2016-09	Semi	£229,950	87	£2,643	£2,854	Axminster
2016-11	Semi	£205,995	62	£3,323	£3,618	Axminster
2017-04	Semi	£274,950	91	£3,021	£3,197	Axminster
2018-02	Semi	£255,000	87	£2,931	£2,918	Axminster
2017-11	Semi	£190,000	104	£1,827	£1,879	Axminster
2017-09	Semi	£199,950	83	£2,409	£2,446	Axminster
2018-03	Semi	£190,000	104	£1,827	£1,811	Axminster
2017-12	Semi	£235,000	85	£2,765	£2,850	Axminster
2017-10	Semi	£212,000	78	£2,718	£2,779	Axminster
2017-09	Semi	£201,995	62	£3,258	£3,308	Axminster
2014-07	Terraced	£190,000	97	£1,959	£2,266	Axminster
2014-07	Terraced	£170,000	104	£1,635	£1,891	Axminster
2014-07	Terraced	£157,950	61	£2,589	£2,995	Axminster
2014-08	Terraced	£157,950	61	£2,589	£2,956	Axminster
2014-08	Terraced	£157,950	61	£2,589	£2,956	Axminster
2014-09	Terraced	£187,950	79	£2,379	£2,678	Axminster

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2014-09	Terraced	£179,950	74	£2,432	£2,738	Axminster
2014-10	Terraced	£157,950	61	£2,589	£2,902	Axminster
2014-11	Terraced	£139,950	69	£2,028	£2,279	Axminster
2014-11	Terraced	£162,950	61	£2,671	£3,001	Axminster
2014-12	Terraced	£190,000	84	£2,262	£2,529	Axminster
2014-12	Terraced	£175,000	104	£1,683	£1,881	Axminster
2014-12	Terraced	£205,995	78	£2,641	£2,953	Axminster
2014-12	Terraced	£247,500	89	£2,781	£3,109	Axminster
2014-12	Terraced	£189,950	68	£2,793	£3,123	Axminster
2014-12	Terraced	£214,950	88	£2,443	£2,731	Axminster
2014-12	Terraced	£212,950	88	£2,420	£2,706	Axminster
2014-12	Terraced	£179,950	74	£2,432	£2,719	Axminster
2015-01	Terraced	£180,000	102	£1,765	£2,023	Axminster
2015-01	Terraced	£179,950	74	£2,432	£2,788	Axminster
2015-04	Terraced	£190,950	79	£2,417	£2,803	Axminster
2015-04	Terraced	£187,950	74	£2,540	£2,945	Axminster
2015-04	Terraced	£184,950	74	£2,499	£2,898	Axminster
2015-05	Terraced	£209,995	78	£2,692	£3,068	Axminster
2015-05	Terraced	£244,995	89	£2,753	£3,137	Axminster
2015-05	Terraced	£194,995	78	£2,500	£2,849	Axminster
2015-05	Terraced	£189,995	78	£2,436	£2,776	Axminster
2015-05	Terraced	£184,950	74	£2,499	£2,848	Axminster
2015-08	Terraced	£180,000	104	£1,731	£1,924	Axminster
2015-08	Terraced	£162,950	61	£2,671	£2,969	Axminster
2015-08	Terraced	£159,950	61	£2,622	£2,914	Axminster
2015-08	Terraced	£159,950	61	£2,622	£2,914	Axminster
2015-08	Terraced	£162,950	61	£2,671	£2,969	Axminster
2015-08	Terraced	£189,950	79	£2,404	£2,672	Axminster
2015-08	Terraced	£186,950	74	£2,526	£2,808	Axminster
2015-09	Terraced	£100,000	79	£1,266	£1,381	Axminster
2015-09	Terraced	£192,950	79	£2,442	£2,664	Axminster
2015-11	Terraced	£169,950	58	£2,930	£3,222	Axminster
2015-11	Terraced	£194,950	94	£2,074	£2,281	Axminster
2015-11	Terraced	£169,950	58	£2,930	£3,222	Axminster
2015-11	Terraced	£234,995	78	£3,013	£3,313	Axminster
2015-11	Terraced	£159,950	61	£2,622	£2,883	Axminster
2015-11	Terraced	£184,950	74	£2,499	£2,748	Axminster
2015-12	Terraced	£189,950	88	£2,159	£2,404	Axminster
2015-12	Terraced	£189,950	88	£2,159	£2,404	Axminster

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-12	Terraced	£184,995	62	£2,984	£3,323	Axminster
2015-12	Terraced	£179,950	74	£2,432	£2,708	Axminster
2015-12	Terraced	£179,950	74	£2,432	£2,708	Axminster
2015-12	Terraced	£179,950	74	£2,432	£2,708	Axminster
2015-12	Terraced	£179,950	74	£2,432	£2,708	Axminster
2016-01	Terraced	£259,950	100	£2,600	£2,882	Axminster
2016-01	Terraced	£189,950	88	£2,159	£2,393	Axminster
2016-01	Terraced	£282,950	109	£2,596	£2,878	Axminster
2016-01	Terraced	£159,950	61	£2,622	£2,907	Axminster
2016-01	Terraced	£159,950	61	£2,622	£2,907	Axminster
2016-02	Terraced	£279,950	114	£2,456	£2,741	Axminster
2016-02	Terraced	£284,950	113	£2,522	£2,814	Axminster
2016-02	Terraced	£265,000	107	£2,477	£2,764	Axminster
2016-03	Terraced	£249,950	100	£2,500	£2,787	Axminster
2016-03	Terraced	£295,000	126	£2,341	£2,611	Axminster
2016-04	Terraced	£260,000	88.04	£2,953	£3,289	Axminster
2016-05	Terraced	£215,000	102	£2,108	£2,320	Axminster
2016-05	Terraced	£201,995	62	£3,258	£3,586	Axminster
2016-05	Terraced	£279,995	89	£3,146	£3,463	Axminster
2016-06	Terraced	£279,995	89	£3,146	£3,467	Axminster
2016-06	Terraced	£232,000	78	£2,974	£3,278	Axminster
2016-09	Terraced	£195,995	62	£3,161	£3,383	Axminster
2016-11	Terraced	£290,000	126	£2,302	£2,502	Axminster
2016-11	Terraced	£170,000	58	£2,931	£3,186	Axminster
2016-11	Terraced	£196,995	62	£3,177	£3,454	Axminster
2017-01	Terraced	£249,995	78	£3,205	£3,410	Axminster
2017-07	Terraced	£245,995	78	£3,154	£3,261	Axminster
2016-12	Terraced	£170,000	58	£2,931	£3,139	Axminster
2016-12	Terraced	£199,995	62	£3,226	£3,455	Axminster
2016-12	Terraced	£199,995	62	£3,226	£3,455	Axminster
2017-03	Terraced	£232,000	78	£2,974	£3,129	Axminster
2017-04	Terraced	£194,995	62	£3,145	£3,318	Axminster
2017-06	Terraced	£275,995	89	£3,101	£3,286	Axminster
2017-11	Terraced	£174,500	66	£2,644	£2,719	Axminster
2017-11	Terraced	£174,500	66	£2,644	£2,719	Axminster
2017-10	Terraced	£212,000	85	£2,494	£2,542	Axminster
2017-10	Terraced	£173,000	62	£2,790	£2,844	Axminster
2017-10	Terraced	£173,000	62	£2,790	£2,844	Axminster
2018-01	Terraced	£275,000	89	£3,090	£3,135	Axminster

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2017-12	Terraced	£200,000	62	£3,226	£3,330	Axminster
2017-12	Terraced	£200,000	62	£3,226	£3,330	Axminster
2017-12	Terraced	£200,000	62	£3,226	£3,330	Axminster
2014-10	Flat	£135,000	56	£2,411	£2,669	Axminster
2014-11	Flat	£140,000	56	£2,500	£2,767	Axminster
2014-11	Flat	£132,950	59	£2,253	£2,494	Axminster
2014-12	Flat	£134,000	56	£2,393	£2,631	Axminster
2014-12	Flat	£142,950	69	£2,072	£2,278	Axminster
2014-12	Flat	£132,950	59	£2,253	£2,478	Axminster
2015-02	Flat	£139,950	69	£2,028	£2,324	Axminster
2015-03	Flat	£132,950	59	£2,253	£2,619	Axminster
2015-04	Flat	£130,950	59	£2,219	£2,529	Axminster
2015-05	Flat	£140,000	56	£2,500	£2,801	Axminster
2015-05	Flat	£140,000	56	£2,500	£2,801	Axminster
2015-12	Flat	£152,000	56	£2,714	£3,012	Axminster
2015-12	Flat	£152,000	56	£2,714	£3,012	Axminster
2015-12	Flat	£110,000	54	£2,037	£2,260	Axminster
2015-12	Flat	£124,950	43	£2,906	£3,224	Axminster
2015-12	Flat	£139,950	69	£2,028	£2,251	Axminster
2016-02	Flat	£149,950	56	£2,678	£2,979	Axminster
2016-03	Flat	£126,950	56.2	£2,259	£2,494	Axminster
2016-05	Flat	£182,000	93	£1,957	£2,134	Axminster
2018-03	Flat	£170,000	64	£2,656	£2,611	Axminster
2018-02	Flat	£125,000	49	£2,551	£2,511	Axminster
2018-03	Flat	£175,000	80	£2,188	£2,151	Axminster
2017-11	Flat	£138,950	49	£2,836	£2,863	Axminster
2017-11	Flat	£135,000	45	£3,000	£3,029	Axminster
2017-12	Flat	£180,000	74	£2,432	£2,466	Axminster
2017-11	Flat	£136,500	45	£3,033	£3,063	Axminster
2017-12	Flat	£200,000	55	£3,636	£3,687	Axminster
2017-12	Flat	£200,000	55	£3,636	£3,687	Axminster
2017-02	Detached	£232,500	99	£2,348	£2,480	Honiton
2017-01	Detached	£255,000	99	£2,576	£2,737	Honiton
2016-12	Detached	£245,000	82	£2,988	£3,196	Honiton
2015-09	Detached	£540,000	183	£2,951	£3,257	Honiton
2017-09	Detached	£248,500	99	£2,510	£2,550	Honiton
2017-09	Detached	£250,000	99	£2,525	£2,566	Honiton
2017-09	Detached	£255,000	99	£2,576	£2,617	Honiton
2017-06	Semi	£200,000	81	£2,469	£2,623	Honiton

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2014-09	Terraced	£182,500	73	£2,500	£2,814	Honiton
2014-09	Terraced	£132,500	60	£2,208	£2,486	Honiton
2014-10	Terraced	£182,500	67	£2,724	£3,053	Honiton
2015-03	Terraced	£182,500	73	£2,500	£2,963	Honiton
2016-12	Terraced	£126,000	69	£1,826	£1,956	Honiton
2017-06	Terraced	£220,000	90	£2,444	£2,590	Honiton
2015-10	Terraced	£245,000	161	£1,522	£1,673	Honiton
2015-11	Terraced	£249,500	161	£1,550	£1,704	Honiton
2015-12	Terraced	£240,000	143	£1,678	£1,869	Honiton
2015-12	Terraced	£245,000	143	£1,713	£1,908	Honiton
2016-03	Terraced	£100,000	69	£1,449	£1,616	Honiton
2016-03	Terraced	£100,000	69	£1,449	£1,616	Honiton
2016-05	Terraced	£190,000	69	£2,754	£3,031	Honiton
2016-05	Terraced	£220,000	73	£3,014	£3,317	Honiton
2016-12	Terraced	£126,000	69	£1,826	£1,956	Honiton
2017-09	Terraced	£235,000	81	£2,901	£2,934	Honiton
2017-10	Terraced	£222,000	90	£2,467	£2,514	Honiton
2014-07	Flat	£189,950	52	£3,653	£4,179	Honiton
2014-07	Flat	£168,950	46	£3,673	£4,202	Honiton
2014-08	Flat	£191,950	50	£3,839	£4,344	Honiton
2014-09	Flat	£198,950	51	£3,901	£4,357	Honiton
2014-11	Flat	£247,950	70	£3,542	£3,920	Honiton
2014-11	Flat	£170,950	46	£3,716	£4,113	Honiton
2014-12	Flat	£262,950	70	£3,756	£4,131	Honiton
2015-02	Flat	£270,950	86	£3,151	£3,610	Honiton
2015-02	Flat	£235,950	63	£3,745	£4,291	Honiton
2015-03	Flat	£191,950	50	£3,839	£4,462	Honiton
2015-03	Flat	£171,950	47	£3,659	£4,253	Honiton
2015-05	Flat	£173,515	52	£3,337	£3,739	Honiton
2015-05	Flat	£194,950	52	£3,749	£4,201	Honiton
2015-05	Flat	£191,050	51	£3,746	£4,197	Honiton
2015-08	Flat	£195,950	51	£3,842	£4,248	Honiton
2015-11	Flat	£259,950	86	£3,023	£3,298	Honiton
2015-11	Flat	£234,950	86	£2,732	£2,981	Honiton
2015-11	Flat	£200,950	51	£3,940	£4,299	Honiton
2015-11	Flat	£200,950	52	£3,864	£4,216	Honiton
2015-12	Flat	£168,950	46	£3,673	£4,076	Honiton
2016-01	Flat	£199,950	52	£3,845	£4,240	Honiton
2016-01	Flat	£195,950	51	£3,842	£4,236	Honiton

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-02	Flat	£165,000	66	£2,500	£2,781	Honiton
2016-02	Flat	£185,000	77	£2,403	£2,673	Honiton
2016-02	Flat	£196,950	49	£4,019	£4,472	Honiton
2016-05	Flat	£182,950	49	£3,734	£4,071	Honiton
2016-06	Flat	£162,950	47	£3,467	£3,803	Honiton
2016-09	Flat	£201,950	51	£3,960	£4,204	Honiton
2017-01	Flat	£204,950	49	£4,183	£4,370	Honiton
2017-01	Flat	£204,950	49	£4,183	£4,370	Honiton
2017-01	Flat	£215,950	51	£4,234	£4,424	Honiton
2017-03	Flat	£198,000	49	£4,041	£4,141	Honiton
2017-09	Flat	£179,950	47	£3,829	£3,783	Honiton
2017-12	Flat	£186,950	51	£3,666	£3,717	Honiton
2014-08	Detached	£335,000	125	£2,680	£3,136	Exmouth
2014-08	Detached	£335,000	128	£2,617	£3,062	Exmouth
2014-09	Detached	£375,000	121	£3,099	£3,572	Exmouth
2014-09	Detached	£345,000	108	£3,194	£3,682	Exmouth
2014-09	Detached	£370,000	128	£2,891	£3,332	Exmouth
2014-10	Detached	£310,000	133	£2,331	£2,669	Exmouth
2014-10	Detached	£375,000	121	£3,099	£3,549	Exmouth
2014-10	Detached	£334,700	106	£3,158	£3,615	Exmouth
2015-05	Detached	£320,000	133	£2,406	£2,781	Exmouth
2015-10	Detached	£374,500	128	£2,926	£3,253	Exmouth
2016-06	Detached	£445,000	140.52	£3,167	£3,550	Exmouth
2018-01	Detached	£625,000	170	£3,676	£3,735	Exmouth
2014-07	Semi	£325,000	114	£2,851	£3,354	Exmouth
2014-08	Semi	£250,000	113	£2,212	£2,566	Exmouth
2014-08	Semi	£285,000	124	£2,298	£2,666	Exmouth
2014-08	Semi	£250,000	113	£2,212	£2,566	Exmouth
2017-02	Semi	£475,000	171	£2,778	£2,943	Exmouth
2014-08	Semi	£320,000	114	£2,807	£3,255	Exmouth
2015-02	Semi	£302,950	111	£2,729	£3,216	Exmouth
2015-06	Semi	£305,000	105	£2,905	£3,299	Exmouth
2015-07	Semi	£297,500	105	£2,833	£3,204	Exmouth
2015-08	Semi	£310,000	105	£2,952	£3,317	Exmouth
2015-09	Semi	£475,000	149	£3,188	£3,514	Exmouth
2016-01	Semi	£245,000	103	£2,379	£2,650	Exmouth
2018-02	Semi	£275,000	94	£2,926	£2,912	Exmouth
2018-02	Semi	£289,000	94	£3,074	£3,060	Exmouth
2018-01	Semi	£700,000	223	£3,139	£3,178	Exmouth

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2014-08	Terraced	£500,000	193	£2,591	£2,957	Exmouth
2014-09	Terraced	£299,000	111	£2,694	£3,032	Exmouth
2014-10	Terraced	£312,000	114	£2,737	£3,067	Exmouth
2014-10	Terraced	£297,950	111	£2,684	£3,008	Exmouth
2014-12	Terraced	£292,500	105	£2,786	£3,115	Exmouth
2014-12	Terraced	£298,500	111	£2,689	£3,007	Exmouth
2015-01	Terraced	£275,000	96	£2,865	£3,285	Exmouth
2015-04	Terraced	£340,000	117	£2,906	£3,370	Exmouth
2015-05	Terraced	£297,500	105	£2,833	£3,229	Exmouth
2015-06	Terraced	£495,000	210	£2,357	£2,647	Exmouth
2015-08	Terraced	£240,000	108	£2,222	£2,470	Exmouth
2015-08	Terraced	£277,000	96	£2,885	£3,207	Exmouth
2015-09	Terraced	£295,000	105	£2,810	£3,064	Exmouth
2015-09	Terraced	£330,000	110	£3,000	£3,272	Exmouth
2016-12	Terraced	£775,000	258	£3,004	£3,217	Exmouth
2015-10	Terraced	£268,000	100	£2,680	£2,946	Exmouth
2015-11	Terraced	£240,000	108	£2,222	£2,444	Exmouth
2015-12	Terraced	£490,000	209	£2,344	£2,611	Exmouth
2016-01	Terraced	£240,000	108	£2,222	£2,464	Exmouth
2016-03	Terraced	£260,000	108	£2,407	£2,685	Exmouth
2016-09	Terraced	£710,000	224	£3,170	£3,392	Exmouth
2018-04	Terraced	£720,000	223	£3,229	£3,219	Exmouth
2018-02	Terraced	£720,000	228	£3,158	£3,149	Exmouth
2018-02	Terraced	£690,000	228	£3,026	£3,018	Exmouth
2017-12	Terraced	£735,000	235	£3,128	£3,229	Exmouth
2014-08	Flat	£279,950	73.44	£3,812	£4,313	Exmouth
2015-02	Flat	£160,000	68.26	£2,344	£2,686	Exmouth
2015-09	Flat	£460,000	147	£3,129	£3,383	Exmouth
2015-09	Flat	£475,000	120	£3,958	£4,279	Exmouth
2015-10	Flat	£420,000	120	£3,500	£3,819	Exmouth
2015-10	Flat	£375,000	143.9	£2,606	£2,843	Exmouth
2015-10	Flat	£260,000	193	£1,347	£1,470	Exmouth
2015-10	Flat	£245,000	85	£2,882	£3,145	Exmouth
2015-11	Flat	£450,000	139	£3,237	£3,532	Exmouth
2015-12	Flat	£435,000	120	£3,625	£4,023	Exmouth
2015-12	Flat	£435,000	147	£2,959	£3,284	Exmouth
2016-01	Flat	£415,000	147	£2,823	£3,113	Exmouth
2016-01	Flat	£425,000	139	£3,058	£3,371	Exmouth
2016-01	Flat	£335,000	106.6	£3,143	£3,465	Exmouth

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2016-02	Flat	£213,000	68	£3,132	£3,485	Exmouth
2016-03	Flat	£167,000	59.74	£2,795	£3,087	Exmouth
2016-03	Flat	£409,000	120	£3,408	£3,764	Exmouth
2016-03	Flat	£210,000	71	£2,958	£3,266	Exmouth
2016-03	Flat	£210,000	68	£3,088	£3,410	Exmouth
2016-05	Flat	£285,000	59.74	£4,771	£5,202	Exmouth
2016-06	Flat	£315,000	86	£3,663	£4,018	Exmouth
2016-08	Flat	£255,000	79	£3,228	£3,448	Exmouth
2016-08	Flat	£325,000	94	£3,457	£3,693	Exmouth
2017-10	Flat	£587,000	91	£6,451	£6,454	Exmouth
2017-11	Flat	£532,500	83	£6,416	£6,478	Exmouth
2017-09	Flat	£560,000	81	£6,914	£6,831	Exmouth
2018-02	Flat	£300,000	60	£5,000	£4,922	Exmouth
2015-06	Detached	£264,995	89	£2,977	£3,403	Seaton
2015-07	Detached	£389,000	128	£3,039	£3,461	Seaton
2015-08	Detached	£266,995	90	£2,967	£3,353	Seaton
2015-09	Detached	£228,950	82	£2,792	£3,081	Seaton
2015-11	Detached	£266,995	90	£2,967	£3,293	Seaton
2016-12	Detached	£485,000	165	£2,939	£3,144	Seaton
2017-02	Detached	£485,000	150	£3,233	£3,415	Seaton
2017-03	Detached	£475,000	165	£2,879	£3,029	Seaton
2017-06	Detached	£470,000	146	£3,219	£3,425	Seaton
2017-07	Detached	£475,000	153	£3,105	£3,228	Seaton
2017-07	Detached	£435,000	127	£3,425	£3,561	Seaton
2015-12	Detached	£385,000	141	£2,730	£3,069	Seaton
2016-01	Detached	£345,000	108	£3,194	£3,567	Seaton
2016-01	Detached	£325,000	100	£3,250	£3,629	Seaton
2016-05	Detached	£287,995	92	£3,130	£3,496	Seaton
2016-05	Detached	£284,995	92	£3,098	£3,459	Seaton
2016-06	Detached	£277,995	92	£3,022	£3,388	Seaton
2016-06	Detached	£269,995	90	£3,000	£3,363	Seaton
2016-07	Detached	£395,000	111	£3,559	£3,923	Seaton
2016-08	Detached	£485,000	173	£2,803	£3,054	Seaton
2016-11	Detached	£262,995	89	£2,955	£3,215	Seaton
2018-04	Detached	£320,000	91	£3,516	£3,510	Seaton
2017-12	Detached	£301,500	91	£3,313	£3,422	Seaton
2017-12	Detached	£197,500	55	£3,591	£3,709	Seaton
2017-12	Detached	£302,000	91	£3,319	£3,427	Seaton
2017-12	Detached	£345,000	110	£3,136	£3,239	Seaton

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2017-11	Detached	£264,995	80	£3,312	£3,406	Seaton
2017-10	Detached	£297,500	91	£3,269	£3,340	Seaton
2018-03	Detached	£395,000	120	£3,292	£3,260	Seaton
2018-03	Detached	£425,000	104	£4,087	£4,048	Seaton
2018-02	Detached	£385,000	120	£3,208	£3,195	Seaton
2015-06	Semi	£234,995	110	£2,136	£2,426	Seaton
2015-09	Semi	£229,950	82	£2,804	£3,091	Seaton
2015-11	Semi	£250,950	110	£2,281	£2,533	Seaton
2015-11	Semi	£248,950	110	£2,263	£2,513	Seaton
2015-12	Semi	£199,950	68	£2,940	£3,303	Seaton
2015-12	Semi	£255,950	89	£2,876	£3,230	Seaton
2015-12	Semi	£190,950	62	£3,080	£3,460	Seaton
2015-12	Semi	£234,995	78	£3,013	£3,384	Seaton
2015-12	Semi	£222,950	80	£2,787	£3,131	Seaton
2015-12	Semi	£222,950	78	£2,858	£3,211	Seaton
2015-12	Semi	£269,995	89	£3,034	£3,408	Seaton
2016-12	Semi	£262,995	109	£2,413	£2,591	Seaton
2016-12	Semi	£244,500	85	£2,876	£3,088	Seaton
2016-12	Semi	£246,995	78	£3,167	£3,400	Seaton
2016-12	Semi	£244,500	85	£2,876	£3,088	Seaton
2016-12	Semi	£244,500	85	£2,876	£3,088	Seaton
2016-12	Semi	£262,995	109	£2,413	£2,591	Seaton
2016-12	Semi	£289,995	89	£3,258	£3,498	Seaton
2017-06	Semi	£249,500	78	£3,199	£3,398	Seaton
2017-06	Semi	£257,500	80	£3,219	£3,419	Seaton
2017-06	Semi	£256,500	78	£3,288	£3,493	Seaton
2016-02	Semi	£232,995	82	£2,841	£3,184	Seaton
2016-03	Semi	£225,950	78	£2,897	£3,244	Seaton
2016-03	Semi	£232,995	82	£2,841	£3,182	Seaton
2016-04	Semi	£238,995	78	£3,064	£3,439	Seaton
2016-04	Semi	£229,995	78	£2,949	£3,310	Seaton
2016-04	Semi	£264,995	89	£2,977	£3,342	Seaton
2016-06	Semi	£192,995	62	£3,113	£3,475	Seaton
2017-12	Semi	£259,995	80	£3,250	£3,350	Seaton
2017-12	Semi	£299,995	89	£3,371	£3,475	Seaton
2017-12	Semi	£262,500	78	£3,365	£3,469	Seaton
2017-12	Semi	£262,500	78	£3,365	£3,469	Seaton
2017-12	Semi	£240,995	80	£3,012	£3,105	Seaton
2017-12	Semi	£289,995	89	£3,258	£3,359	Seaton

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2017-11	Semi	£256,995	78	£3,295	£3,388	Seaton
2017-11	Semi	£252,500	80	£3,156	£3,246	Seaton
2015-03	Terraced	£235,000	97	£2,423	£2,871	Seaton
2015-03	Terraced	£245,000	97	£2,526	£2,994	Seaton
2015-12	Terraced	£256,950	113	£2,274	£2,533	Seaton
2015-12	Terraced	£255,950	89	£2,876	£3,203	Seaton
2015-12	Terraced	£222,950	80	£2,787	£3,104	Seaton
2017-01	Terraced	£190,000	72	£2,639	£2,808	Seaton
2016-01	Terraced	£251,950	113	£2,230	£2,472	Seaton
2016-03	Terraced	£249,950	113	£2,212	£2,467	Seaton
2016-03	Terraced	£193,995	62	£3,129	£3,489	Seaton
2016-12	Terraced	£190,950	62	£3,080	£3,298	Seaton
2015-06	Flat	£169,995	60	£2,833	£3,152	Seaton
2015-06	Flat	£180,995	60	£3,017	£3,356	Seaton
2015-09	Flat	£171,095	59	£2,900	£3,135	Seaton
2015-12	Flat	£169,995	57	£2,982	£3,309	Seaton
2016-02	Flat	£185,950	59	£3,152	£3,506	Seaton
2017-10	Flat	£194,995	55	£3,545	£3,547	Seaton
2014-09	Detached	£281,995	106	£2,660	£3,067	Ottery
2014-09	Detached	£333,995	128	£2,609	£3,008	Ottery
2014-10	Detached	£265,995	98	£2,714	£3,108	Ottery
2014-10	Detached	£257,000	98	£2,622	£3,003	Ottery
2014-10	Detached	£339,995	131	£2,595	£2,972	Ottery
2014-11	Detached	£330,000	128	£2,578	£2,957	Ottery
2014-11	Detached	£333,995	131	£2,550	£2,924	Ottery
2014-12	Detached	£348,995	127	£2,748	£3,130	Ottery
2014-12	Detached	£260,000	98	£2,653	£3,022	Ottery
2015-02	Detached	£285,995	109	£2,624	£3,107	Ottery
2016-12	Detached	£350,000	123	£2,846	£3,044	Ottery
2016-12	Detached	£495,000	161	£3,075	£3,289	Ottery
2016-12	Detached	£410,150	123	£3,335	£3,567	Ottery
2016-12	Detached	£426,500	123	£3,467	£3,709	Ottery
2015-02	Detached	£265,995	98	£2,714	£3,214	Ottery
2015-05	Detached	£269,995	98	£2,755	£3,184	Ottery
2015-05	Detached	£349,995	128	£2,734	£3,160	Ottery
2015-05	Detached	£364,995	131	£2,786	£3,220	Ottery
2015-06	Detached	£359,995	131	£2,748	£3,140	Ottery
2015-06	Detached	£269,995	98	£2,755	£3,148	Ottery
2015-06	Detached	£284,995	109	£2,615	£2,988	Ottery

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-10	Detached	£285,995	109	£2,624	£2,917	Ottery
2015-11	Detached	£269,995	98	£2,755	£3,058	Ottery
2015-12	Detached	£280,995	109	£2,578	£2,898	Ottery
2016-12	Detached	£379,995	127	£2,992	£3,201	Ottery
2016-12	Detached	£304,995	97	£3,144	£3,363	Ottery
2016-12	Detached	£354,995	119	£2,983	£3,191	Ottery
2016-12	Detached	£354,995	119	£2,983	£3,191	Ottery
2016-12	Detached	£385,995	127	£3,039	£3,251	Ottery
2016-12	Detached	£286,995	75	£3,827	£4,093	Ottery
2016-12	Detached	£298,995	97	£3,082	£3,297	Ottery
2016-12	Detached	£383,995	127	£3,024	£3,234	Ottery
2016-12	Detached	£404,995	136	£2,978	£3,185	Ottery
2017-01	Detached	£408,995	136	£3,007	£3,196	Ottery
2015-12	Detached	£409,995	148	£2,770	£3,114	Ottery
2015-12	Detached	£419,500	148	£2,834	£3,186	Ottery
2015-12	Detached	£415,995	148	£2,811	£3,159	Ottery
2016-02	Detached	£274,995	98	£2,806	£3,152	Ottery
2016-02	Detached	£385,995	131	£2,947	£3,310	Ottery
2016-02	Detached	£296,995	98	£3,031	£3,404	Ottery
2016-03	Detached	£388,995	131	£2,969	£3,328	Ottery
2016-04	Detached	£338,995	131	£2,588	£2,904	Ottery
2016-05	Detached	£385,995	131	£2,947	£3,290	Ottery
2016-06	Detached	£380,995	128	£2,977	£3,337	Ottery
2016-06	Detached	£400,000	131	£3,053	£3,423	Ottery
2016-06	Detached	£304,995	89	£3,427	£3,842	Ottery
2016-06	Detached	£316,500	92	£3,440	£3,857	Ottery
2016-06	Detached	£310,000	89	£3,483	£3,905	Ottery
2016-07	Detached	£382,995	128	£2,992	£3,298	Ottery
2017-02	Detached	£675,000	152	£4,441	£4,690	Ottery
2017-02	Detached	£425,000	143	£2,972	£3,139	Ottery
2017-03	Detached	£302,995	97	£3,124	£3,287	Ottery
2017-03	Detached	£490,000	150	£3,267	£3,438	Ottery
2017-03	Detached	£420,000	143	£2,937	£3,091	Ottery
2017-05	Detached	£339,995	109	£3,119	£3,303	Ottery
2017-05	Detached	£465,000	150	£3,100	£3,283	Ottery
2017-05	Detached	£420,000	143	£2,937	£3,110	Ottery
2017-06	Detached	£419,995	131	£3,206	£3,411	Ottery
2017-06	Detached	£340,000	108	£3,148	£3,349	Ottery
2017-06	Detached	£340,000	108	£3,148	£3,349	Ottery

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2017-07	Detached	£450,000	150	£3,000	£3,119	Ottery
2016-09	Detached	£296,995	97	£3,062	£3,318	Ottery
2016-12	Detached	£462,500	148	£3,125	£3,343	Ottery
2017-11	Detached	£333,995	109	£3,064	£3,151	Ottery
2017-10	Detached	£302,995	98	£3,092	£3,159	Ottery
2017-10	Detached	£385,995	131	£2,947	£3,010	Ottery
2017-12	Detached	£407,995	131	£3,114	£3,217	Ottery
2017-12	Detached	£382,995	128	£2,992	£3,090	Ottery
2017-12	Detached	£405,995	131	£3,099	£3,201	Ottery
2017-09	Detached	£302,995	98	£3,092	£3,141	Ottery
2017-09	Detached	£375,000	128	£2,930	£2,976	Ottery
2017-09	Detached	£324,995	92	£3,533	£3,589	Ottery
2017-12	Detached	£625,000	150	£4,167	£4,303	Ottery
2018-01	Detached	£740,000	176	£4,205	£4,272	Ottery
2017-10	Detached	£317,500	89	£3,567	£3,645	Ottery
2018-02	Detached	£475,500	148	£3,213	£3,200	Ottery
2017-10	Detached	£469,995	148	£3,176	£3,244	Ottery
2017-09	Detached	£323,500	92	£3,516	£3,572	Ottery
2017-11	Detached	£218,000	59	£3,695	£3,799	Ottery
2017-10	Detached	£322,000	92	£3,500	£3,576	Ottery
2018-01	Detached	£304,000	89	£3,416	£3,470	Ottery
2018-01	Detached	£925,000	210	£4,405	£4,475	Ottery
2017-09	Detached	£1,065,000	280	£3,804	£3,864	Ottery
2017-09	Detached	£1,100,000	281	£3,915	£3,977	Ottery
2017-09	Detached	£500,000	158	£3,165	£3,215	Ottery
2017-12	Detached	£435,000	143	£3,042	£3,142	Ottery
2017-12	Detached	£500,000	158	£3,165	£3,268	Ottery
2017-12	Detached	£494,995	150	£3,300	£3,408	Ottery
2017-10	Detached	£405,000	143	£2,832	£2,893	Ottery
2017-11	Detached	£415,000	143	£2,902	£2,984	Ottery
2017-12	Detached	£459,995	150	£3,067	£3,167	Ottery
2017-11	Detached	£485,000	150	£3,233	£3,325	Ottery
2017-12	Detached	£500,000	158	£3,165	£3,268	Ottery
2017-12	Detached	£495,000	158	£3,133	£3,236	Ottery
2015-03	Semi	£244,995	89	£2,753	£3,294	Ottery
2015-04	Semi	£244,995	89	£2,753	£3,228	Ottery
2015-06	Semi	£244,995	89	£2,753	£3,126	Ottery
2015-06	Semi	£244,995	89	£2,753	£3,126	Ottery
2015-11	Semi	£244,995	89	£2,753	£3,057	Ottery

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-11	Semi	£235,000	89	£2,640	£2,932	Ottery
2016-12	Semi	£321,500	92	£3,495	£3,752	Ottery
2016-12	Semi	£232,500	62	£3,750	£4,026	Ottery
2016-12	Semi	£232,500	62	£3,750	£4,026	Ottery
2017-05	Semi	£280,000	88	£3,182	£3,368	Ottery
2017-06	Semi	£274,995	78	£3,526	£3,745	Ottery
2015-12	Semi	£279,995	89	£3,146	£3,534	Ottery
2016-02	Semi	£259,995	78	£3,333	£3,735	Ottery
2016-03	Semi	£289,995	89	£3,258	£3,649	Ottery
2016-03	Semi	£265,750	78	£3,407	£3,815	Ottery
2016-05	Semi	£269,995	78	£3,461	£3,852	Ottery
2016-06	Semi	£293,500	89	£3,298	£3,681	Ottery
2016-07	Semi	£315,995	92	£3,435	£3,770	Ottery
2016-10	Semi	£264,995	88	£3,011	£3,276	Ottery
2016-10	Semi	£249,995	78	£3,205	£3,486	Ottery
2016-11	Semi	£249,995	78	£3,205	£3,490	Ottery
2016-12	Semi	£249,995	78	£3,205	£3,441	Ottery
2016-12	Semi	£248,500	78	£3,186	£3,421	Ottery
2016-12	Semi	£248,500	78	£3,186	£3,421	Ottery
2016-12	Semi	£249,995	78	£3,205	£3,441	Ottery
2016-12	Semi	£238,500	78	£3,058	£3,283	Ottery
2017-06	Semi	£254,995	78	£3,269	£3,472	Ottery
2017-06	Semi	£299,995	89	£3,371	£3,580	Ottery
2017-06	Semi	£294,995	89	£3,315	£3,521	Ottery
2015-04	Terraced	£199,995	75	£2,667	£3,127	Ottery
2015-04	Terraced	£186,995	65	£2,877	£3,373	Ottery
2015-04	Terraced	£189,995	65	£2,923	£3,427	Ottery
2015-04	Terraced	£182,000	65	£2,800	£3,283	Ottery
2015-06	Terraced	£177,000	65	£2,723	£3,093	Ottery
2015-06	Terraced	£194,995	75	£2,600	£2,953	Ottery
2015-06	Terraced	£210,000	78	£2,692	£3,058	Ottery
2015-08	Terraced	£235,995	78	£3,026	£3,399	Ottery
2015-12	Terraced	£215,000	78	£2,756	£3,096	Ottery
2015-12	Terraced	£179,995	65	£2,769	£3,111	Ottery
2015-12	Terraced	£194,995	75	£2,600	£2,921	Ottery
2015-12	Terraced	£216,995	78	£2,782	£3,125	Ottery
2016-01	Terraced	£299,950	117	£2,564	£2,856	Ottery
2016-07	Terraced	£345,000	130	£2,654	£2,913	Ottery
2017-12	Semi	£270,000	89	£3,034	£3,127	Ottery

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2017-12	Semi	£233,625	78	£2,995	£3,088	Ottery
2017-12	Semi	£271,500	78	£3,481	£3,588	Ottery
2017-12	Semi	£232,875	78	£2,986	£3,078	Ottery
2017-12	Semi	£253,125	89	£2,844	£2,932	Ottery
2017-06	Flat	£216,500	59	£3,669	£3,766	Ottery
2014-07	Detached	£219,000	84	£2,607	£3,103	Feniton
2014-10	Detached	£210,000	90	£2,333	£2,672	Feniton
2014-10	Detached	£224,950	84	£2,678	£3,066	Feniton
2014-10	Detached	£220,000	84	£2,619	£2,999	Feniton
2015-03	Detached	£250,000	84	£2,976	£3,573	Feniton
2015-06	Detached	£235,000	76	£3,092	£3,534	Feniton
2015-06	Detached	£227,450	84	£2,708	£3,094	Feniton
2015-07	Detached	£255,000	86	£2,965	£3,377	Feniton
2015-07	Detached	£255,950	86	£2,976	£3,389	Feniton
2015-07	Detached	£242,000	76	£3,184	£3,626	Feniton
2015-08	Detached	£225,000	84	£2,679	£3,027	Feniton
2015-08	Detached	£255,000	86	£2,965	£3,351	Feniton
2016-04	Detached	£242,950	76	£3,197	£3,587	Feniton
2014-08	Semi	£179,950	68	£2,646	£3,069	Feniton
2014-08	Semi	£205,000	84	£2,440	£2,830	Feniton
2014-08	Semi	£215,000	84	£2,560	£2,968	Feniton
2014-09	Semi	£180,000	68	£2,647	£3,030	Feniton
2014-12	Semi	£212,000	90	£2,356	£2,667	Feniton
2015-01	Semi	£185,000	68	£2,721	£3,152	Feniton
2015-01	Semi	£185,000	68	£2,721	£3,152	Feniton
2015-02	Semi	£220,000	84	£2,619	£3,087	Feniton
2015-04	Semi	£185,000	68	£2,721	£3,190	Feniton
2014-07	Terraced	£175,000	84	£2,083	£2,410	Feniton
2014-07	Terraced	£184,000	68	£2,706	£3,130	Feniton
2014-11	Terraced	£205,000	91	£2,253	£2,531	Feniton
2015-03	Terraced	£180,000	68	£2,647	£3,137	Feniton
2015-06	Terraced	£155,000	74	£2,095	£2,352	Feniton
2014-09	Flat	£155,000	74	£2,095	£2,339	Feniton
2015-05	Flat	£124,000	74	£1,676	£1,878	Feniton
2015-07	Flat	£124,000	74	£1,676	£1,859	Feniton
2015-11	Flat	£155,000	74	£2,095	£2,285	Feniton
2015-08	Detached	£600,000	126	£4,762	£5,382	Sidmouth
2015-08	Detached	£450,000	140	£3,214	£3,633	Sidmouth
2015-08	Detached	£450,000	140	£3,214	£3,633	Sidmouth

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-08	Detached	£450,000	109	£4,128	£4,666	Sidmouth
2015-08	Detached	£415,000	129	£3,217	£3,636	Sidmouth
2015-09	Detached	£450,000	140	£3,214	£3,547	Sidmouth
2015-09	Detached	£450,000	140	£3,214	£3,547	Sidmouth
2015-11	Detached	£395,000	116	£3,405	£3,780	Sidmouth
2016-02	Detached	£515,000	116	£4,440	£4,987	Sidmouth
2016-07	Detached	£465,000	117	£3,974	£4,381	Sidmouth
2016-08	Detached	£445,000	109	£4,083	£4,448	Sidmouth
2016-11	Detached	£445,000	140	£3,179	£3,458	Sidmouth
2015-12	Semi	£435,000	109	£3,991	£4,483	Sidmouth
2016-07	Semi	£465,000	109	£4,266	£4,682	Sidmouth
2016-12	Semi	£425,000	109	£3,899	£4,186	Sidmouth
2017-02	Semi	£160,000	68	£2,353	£2,493	Sidmouth
2017-04	Semi	£160,000	68	£2,353	£2,490	Sidmouth
2017-04	Semi	£159,000	68	£2,338	£2,474	Sidmouth
2015-07	Terraced	£410,000	109	£3,761	£4,207	Sidmouth
2015-08	Terraced	£475,000	125	£3,800	£4,224	Sidmouth
2015-09	Terraced	£395,000	109	£3,624	£3,953	Sidmouth
2016-09	Terraced	£540,000	126	£4,286	£4,586	Sidmouth
2017-01	Terraced	£115,000	36	£3,194	£3,399	Sidmouth
2017-02	Terraced	£104,000	36	£2,889	£3,045	Sidmouth
2014-07	Flat	£425,000	125	£3,400	£3,890	Sidmouth
2014-08	Flat	£425,000	128	£3,320	£3,757	Sidmouth
2014-12	Flat	£435,000	109	£3,991	£4,389	Sidmouth
2015-03	Flat	£455,000	91	£5,000	£5,812	Sidmouth
2015-07	Flat	£465,000	104	£4,471	£4,961	Sidmouth
2015-08	Flat	£520,000	133	£3,910	£4,323	Sidmouth
2015-08	Flat	£400,000	107	£3,738	£4,134	Sidmouth
2015-12	Flat	£400,000	106	£3,774	£4,187	Sidmouth
2015-09	Detached	£625,000	146	£4,281	£4,724	Budleigh
2015-09	Detached	£555,000	137	£4,051	£4,471	Budleigh
2015-09	Detached	£580,000	140	£4,143	£4,572	Budleigh
2016-02	Detached	£575,000	140	£4,107	£4,613	Budleigh
2016-03	Detached	£540,000	137	£3,942	£4,418	Budleigh
2016-03	Detached	£620,000	146	£4,247	£4,760	Budleigh
2016-03	Detached	£615,000	140	£4,393	£4,924	Budleigh
2016-06	Detached	£565,000	140	£4,036	£4,525	Budleigh
2015-01	Terraced	£192,000	72	£2,667	£3,058	Budleigh
2014-10	Detached	£305,500	110	£2,777	£3,180	Rural

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2014-11	Detached	£307,000	110	£2,791	£3,201	Rural
2015-08	Detached	£280,000	87	£3,218	£3,637	Rural
2015-08	Detached	£340,000	92	£3,696	£4,177	Rural
2015-08	Detached	£285,000	87	£3,276	£3,702	Rural
2015-08	Detached	£332,000	89	£3,730	£4,216	Rural
2015-11	Detached	£330,000	89	£3,708	£4,116	Rural
2015-12	Detached	£340,000	95	£3,579	£4,023	Rural
2016-01	Detached	£275,000	65	£4,231	£4,724	Rural
2016-03	Detached	£460,000	143	£3,217	£3,606	Rural
2017-05	Detached	£512,500	165	£3,106	£3,289	Rural
2016-05	Detached	£425,000	163.12	£2,605	£2,910	Rural
2016-06	Detached	£500,000	165	£3,030	£3,397	Rural
2016-07	Detached	£410,000	135	£3,037	£3,348	Rural
2018-04	Detached	£292,500	97	£3,015	£3,010	Rural
2017-12	Detached	£315,000	93	£3,387	£3,498	Rural
2018-03	Detached	£398,000	122	£3,262	£3,231	Rural
2018-04	Detached	£339,995	99	£3,434	£3,428	Rural
2018-04	Detached	£338,000	99	£3,414	£3,408	Rural
2014-07	Semi	£450,000	186.76	£2,410	£2,835	Rural
2015-04	Semi	£285,000	118	£2,415	£2,832	Rural
2015-07	Semi	£255,000	89	£2,865	£3,240	Rural
2015-07	Semi	£300,000	99	£3,030	£3,426	Rural
2015-07	Semi	£250,000	84	£2,976	£3,365	Rural
2015-09	Semi	£269,000	118	£2,280	£2,513	Rural
2015-09	Semi	£256,000	65	£3,938	£4,341	Rural
2016-01	Semi	£290,000	95	£3,053	£3,400	Rural
2016-03	Semi	£325,000	95	£3,421	£3,831	Rural
2016-08	Semi	£320,000	110	£2,909	£3,163	Rural
2018-03	Semi	£229,950	68	£3,382	£3,351	Rural
2018-02	Semi	£325,000	99	£3,283	£3,268	Rural
2014-08	Terraced	£430,000	150	£2,867	£3,273	Rural
2015-02	Terraced	£320,000	128	£2,500	£2,914	Rural
2015-03	Terraced	£317,500	128	£2,480	£2,940	Rural
2015-06	Terraced	£180,000	53	£3,396	£3,813	Rural
2015-07	Terraced	£219,950	75	£2,933	£3,280	Rural
2015-07	Terraced	£240,000	84	£2,857	£3,195	Rural
2015-07	Terraced	£215,000	75	£2,867	£3,206	Rural
2015-07	Terraced	£432,000	180	£2,400	£2,684	Rural
2015-08	Terraced	£215,000	75	£2,867	£3,186	Rural

Transaction date	Type	Price paid £	Size (sqm)	£ per sqm	Indexed	Location
					£ per sqm	
2015-08	Terraced	£219,500	75	£2,927	£3,253	Rural
2015-08	Terraced	£258,000	86	£3,000	£3,334	Rural
2015-10	Terraced	£270,000	101	£2,673	£2,939	Rural
2015-11	Terraced	£209,000	75	£2,787	£3,064	Rural
2015-12	Terraced	£213,000	75	£2,840	£3,163	Rural
2015-12	Terraced	£195,000	67	£2,910	£3,241	Rural
2016-01	Terraced	£280,000	109	£2,569	£2,848	Rural
2016-01	Terraced	£235,000	67	£3,507	£3,889	Rural
2016-01	Terraced	£300,000	109	£2,752	£3,051	Rural
2016-02	Terraced	£290,000	109	£2,661	£2,969	Rural
2016-03	Terraced	£248,450	86	£2,889	£3,222	Rural
2016-05	Terraced	£325,000	124	£2,621	£2,885	Rural

Data source: Land Registry & Energy Performance Certificate Databases
Date range: 2014-2018 rebased to May 2018 using Land Registry Index

Annex C Gypsy and Traveller Site Values

Site

Value/plot

Traveller Site, Chester

I have got a gypsy traveller site for sale, it is passed for life for 6 caravans, 6 utility rooms and six static homes up to 12 families.

I am selling my site because I do not need it any more, if you are interested in buying it I'm selling it as an empty site with no statics and no caravans and no families but if you wish to keep the statics and the caravans on there and also the families I am very happy to do so but the price that I am selling it is for an empty site so you can put your own family on it and your own statics.

It is located 8 miles from Chester, it's beside shops, garage, schools and it is quite a well built up area, there are no other sites or yards around it. This is what you call the cheapest site in the country.

Price: £295,000 one - Sold



£49,167

Traveller Site, Devon

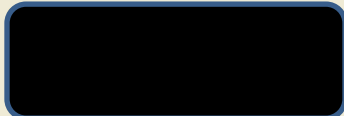
Travelers site for sale, Devon near Newton Abbot, A38 area. Roughly 2 acres, passed for life any family. Passed for 2 mobile homes & 2 tourers. Comes with rough cast chalet on it, 2 wash rooms and kitchen block, also passed for day room which is up to floor level.

Has garage and nice size pony paddock with stable. All on mains water and electric, 1.5 miles from A38 motor way, walking distance to country pub, nice quiet location all on its own. 5 minutes from local town and school.

Listed with Rendells Estate Agents.

Price: £250,000 ovno

Location: Newton Abbot, Devon



£62,500



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Travellers Site, Pembroke

Gypsy travellers site/yard for sale in Pembroke passed for 6 chalets or mobile homes, 6 touring caravans, 2 day rooms, 2 sheds.

Water, electricity, sewage tank. With 6 mobiles already rented. Passed for life any traveller family.

One mile outside of lovely seaside town. Call John.

Price: ~~£175,000~~ £159,000 ovno

Location: Pembroke

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£26,500

Traveller Plot, Powys - Updated

Land for sale in Brecon, Powys, planning for a single family for one caravan, one chalet or two caravans and a toilet block. Planning for life for any traveller.

It's about one acre of land. The land is in a high value area it's got water on. Cost of electric is £7,000.

The work has to be done within five years from the date of the planning.

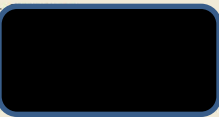
Price: ~~£98,000~~ £85,000 no offers

Location: Brecon, Wales

Contact:

Phone:

Email: m

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£42,500

2 Acres with Stables, Camborne

This presents an interesting opportunity to purchase approximately two acres of land with a substantial stable/outbuilding, a further stable, a garage and a static van.

Planning was conditionally approved under Decision No. PA17/00748 and your attention should be drawn to condition 3 stating that the site can only be occupied by gypsies or travellers as defined in Annex 1 of the planning policy for traveller sites (DCLG) 2015. Planning was conditionally approved under Decision No. PA17/00748. Please do carefully read the conditions, in particularly number 3.

The whole piece of land to include a generous sloping field would appear to be in the region of two acres, subject to site measurement and verification. Substantial gates lead to a large courtyard/turning space and at the present time there is a mobile home which has a water and electricity supply.

Price: £200,000

Location: Camborne, Cornwall

Contact:

Phone: 0

Email: ja



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Travellers Plots, West Sussex

Land for sale, passed for life for a gypsy family only. The land is connected to water and electric and has a drainage treatment plant of the capacity of 25.

The land was passed with Chichester Borough Council and has a permanent site license for 5 gypsy travellers plots only.

Each plot is passed for a residential mobile home and auxiliary / day room and one touring caravan.

Price: £1,000,000 offers in the region

Location: Emsworth

Contact:

Phone: 0

Email: sa



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£66,667

£100,000



Cwm Maethlon, Tywyn.

Property 3365443

£50,000

For sale

Offers Based On **£50,000**

- Building Plot
- Freehold

Request a viewing

Request a brochure

Request a call back

Request a valuation

View all images

Print details

Property Descriptions

- A rare opportunity to purchase a rural plot extending to .66 of an acre or thereabouts
- Certificate of lawfulness for an existing use of one static caravan
- There is mains electricity on site(at present switched off)
- There is also a private well water supply within the curtilage of the plot.
- Private drainage
- EER=Exempt

A rare opportunity to purchase a rural plot extending to two thirds of an acre or thereabouts with certificate of lawfulness of an existing use for ONE STATIC CARAVAN MEASURING 11.1M IN LENGTH (EXCLUDING TOW BAR AND 3.8 METRES IN WIDTH. Please note, the plot cannot be developed for a residential dwelling and only used as a site for a static caravan.

Information

General

The plot is situated at grid reference SN663996 and has frontage on to the county road leading from Cwrt near Pennal to Tywyn. The area is within the Snowdonia National Park and is within easy travelling distance of the beautiful Cardigan Bay coast, both the Dysynni and Dyfi Valley and the noted seaside village of Aberdyfi.

Average

£56,762

Data source: dragondriving.co.uk; homes.trvit.co.uk

Annex D Development industry workshop

East Devon Viability Workshop

20th July 2017

Flybe Academy

Note of main points discussed at the workshop

Attendees

- Cavanagh Homes
- Blue Cedar Homes/Eagle One
- Devon County Council
- East Devon District Council
- Churchill Homes
- Sturt & Co
- PCL
- DLA
- Persimmon
- Devonshire Homes
- FWS Carter & Sons Ltd
- JLL
- Rent Plus
- Three Dragons

The workshop was introduced by Keith Lane (KL) from East Devon District Council.

The workshop was facilitated by Mark Felgate (MF) Three Dragons and the notes were taken by Dominic Houston (DH), Three Dragons. DH explained that the Three Dragons team also included WWA to provide specialist cost advice.

This note provides a copy of the slides used for the workshop presentation with a following commentary on the points raised under each slide.

Introduction

- Study in support of the revision to East Devon CIL & delivery of Cranbrook Development Plan
- Follows previous Plan & CIL Viability Study

Today

- Viability principles and approach
- Assumptions
- Comment and feedback

KL introduced the workshop, noting that it was to inform the viability study being undertaken to:

- Review the East Devon CIL rates
- Provide the viability evidence for the forthcoming Cranbrook DPD

Although CIL has only been in place in east Devon since September 2016, a commitment to an early review was part of the CIL examination as the original study was 2012. It is planned that:

- PCDS Autumn 2016, adoption 2017.
- Cranbrook plan consultation autumn 2017, adoption 2019.

MF clarified that although the government has made a commitment to review CIL as part of the housing white paper, this would take some time and would require legalisation. There was no mention of such legislation in the Queens Speech.

Current CIL

Residential

- £68 per m2 (£72.02) Cranbrook expansion areas
- £80 per m2 (£84.74) Axminster, Cranbrook (existing town), Ottery St Mary, Seaton and edge of Exeter allocation sites
- £125 (£132.41) per m2 Sidmouth, coast and rural (the rest of East Devon)

Retail

- £150 (£158.89) per m2 Rest of East Devon (excludes town centres and Cranbrook)

Since bringing in CIL East Devon has collected/due to collect around £500,000

MF reminded the workshop of the current adopted CIL rates, and how the BCIS All In Tender Price Index has altered the rates since adoption. He noted that when the original rates were set, there was relatively little development taking place whereas this current study has the benefit of more activity to inform the study. Current review will be based on much more evidence as more development.

NPPF

*“To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide **competitive returns to a willing land owner and willing developer** to enable the development to be deliverable.*

*“Local planning authorities should**assess the likely cumulative impacts on development in their area of all existing and proposed local standards**, ...”*

MF confirmed that the study approach was compliant with the NPPF and took into account the Harman and RICS guidance. There was no comment on the guidance.

Approach to viability testing

- Residual value approach
- Generic testing and case studies based around the planned development

Total development value
<i>Minus</i>
Development costs (incl. build costs and return to developer)
=
Gross residual value
<i>Minus</i>
CIL + planning obligations (including AH)
=
Net residual value (available to pay for land)

MF explained that the study used a residual land value approach, applied to case studies representative of the development planned in East Devon. There was no comment on the residual land value approach.

Residential testing

- Typologies
 - Small schemes from 1 to 50 dwellings
 - standard land value benchmarks
 - density based on HELAA
 - reflective of future site provision
 - Larger schemes dwellings based on the strategic/local plan allocations
 - Policy compliant land budgets
 - Infrastructure and opening up costs
 - Strategic land value benchmarks

MF referred to testing against benchmark land values, with a variety of case studies. The choice of case studies was based on a review of Local Plan allocations, and the testing would be of policy compliant schemes (affordable housing and greenspace requirements were particularly identified). There was no comment on the residential testing outline.

Residential typologies

Typology	Dwellings	Density
A – C (Rural and towns)	2	25 - 50 dph
D – F (Rural and towns)	8	25 - 50 dph
G – H (Rural and towns)	30	30 - 40 dph
I – J (Rural and towns)	50	30 - 40 dph
K – L (Edge of town, Exeter)	150	35 dph
M – N (Edge of town, Exeter)	500	35 dph
O (Edge of town, Exeter)	900	35 dph
P	4,400	TBC
Q - R	Older person housing	

MF explained the residential typologies to be tested. He explained that there is some consistency with the typologies used in the previous CIL testing. Questions were asked about

- The details of the older persons housing schemes to be tested. MF undertook to provide more detail in a post meeting note. There was also a request to include age-restricted market housing as well as the sheltered/extracare housing already proposed.
- It was suggested that the testing include a generic higher density town centre scheme on brownfield land, with townhouses and flats.

Benchmark* land values

Location	Type	£/gross ha
Rural, Coast and Sidmouth	Edge of village/town	£900,000 - £1,000,000
Axminster, Honiton, Ottery, Exmouth, Seaton	Edge of town	£500,000 - £600,000
Large allocated/strategic sites including Cranbrook	Large greenfield	£300,000

*Benchmark – lowest value for land – not best price

MF explained that these were the benchmarks that were proposed for the residential testing. He noted that these represented an estimate of the lowest price a land owner might accept, not the highest value a site might fetch.

Discussion included the issue of town centre brown field values for older persons housing and that there might need to be another benchmark for this use.

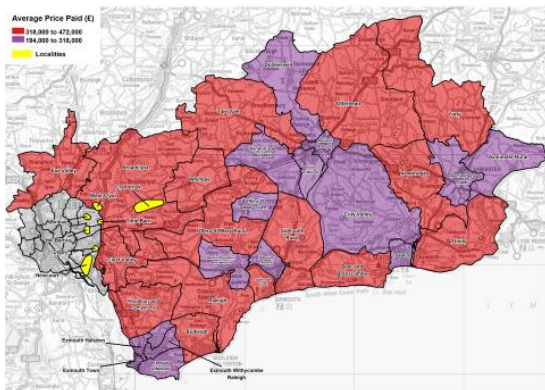
There was discussion about principle of planning obligations and how these resulted in adjustments in land prices. There was comment that the value per plot may seem low (e.g. £33k/plot) although alternative figures were not provided.

It was suggested that site choice/land buying will take account of development costs and some development is footloose (e.g. distribution and hotels) and where there is this choice the development may well go to other locations with lower CIL rates. It was explained that the study would be used to provide a framework for the Council to set rates that balanced the need to fund infrastructure and not jeopardise the majority of development, and that this may be one of the factors that they consider. Land registry title records were discussed. It was noted although these can be useful financial information is available for a minority of titles and that experience shows that there is considerable variance in the £/ha they typically provide. Furthermore, the terms of sale are unknown (e.g. options agreements). As a result, the information from land titles is useful but not necessarily reliable enough to derive a mathematical average.

The discussion included concerns about the impact of CIL plus s106 on development, where there was the potential for loosely worded r123 list to allow CIL plus substantial s106. There is also the issue about accountability of CIL receipts. KL noted that r123 list will be updated as part of this process, as well as IDP. There were queries about general nature of r123 list e.g. need to ring fence Axminster relief road. KL acknowledged that these issues may be part of the r123 list review.

MF confirmed that s106 requirements would be included in the appraisals, and that there will be a read across to the r123 list and the IDP.

It was asked whether there could be a finer grain of land value estimates to take account of differing residential values. MF explained that there is limited evidence and this broad approach is suitable for a strategic study. However, there will be localised differences within value areas.



MF explained Three Dragons had used a review of new and existing stock price paid data from Land Registry to estimate value areas in East Devon. From this analysis, it was apparent that there are higher values in coast (except Exmouth & Seaton) and rural areas; and that there are lower values elsewhere.

There was no comment on the proposed value areas.

Market values

Value area	Houses blended rate SQM	Flats blended rates SQM
Edge of Exeter	£3,100	£3,000
Cranbrook	£2,700	£2,700
Exmouth, Honiton, Axminster and Seaton	£2,600	£3,000
Sidmouth and Budleigh Salterton	£3,800	£3,900 (but limited data)
Ottery and Feniton	£2,900	Very limited data
Rural	£3,000 (but limited data)	Very limited data
3 Bed house @ 90sqm	Edge £279,000 Exmouth etc £234,000 Ottery etc £261,000	Cranbrook £243,000 Sidmouth etc £342,000 Rural £270,000

Mark presented the value per sq m for new build houses and flats. He explained that these are based on approximately 900 new build dwelling records, with values from Land Registry Price Paid and floor areas from the EPCs. The volume of data provided a more solid foundation for the study than that available for the previous CIL Viability study. MF noted that there is less data for flats, although relatively few in most schemes except the higher density town centre schemes, and that this is reflected in the volume of data.

EPC based value methodology – further feedback to be provide by workshop attendees. However it was explained that the guidance required appropriate high level evidence and that EPCs were a publicly available official source.

Discussion included the comment that there is a general issue is that values aren't huge compared to some parts of the country.

MF asked whether rural values should be higher e.g. akin to Sidmouth but the response was that they were about right in relation to the other values.

It was agreed that values are about right, although older persons housing would have specific values. MF confirmed that the testing would use appropriate older persons housing values in line with the RHG guidance.

Type	Cost
Flats (1-2 storeys)	£1,250 sq m BCIS includes 15% for external works & contingency
Flats (3-5 storeys)	£1,252 sq m BCIS includes 15% for external works & contingency
Houses	£1,058 - sq m BCIS plus includes 15% for external works £1179 works & contingency
Professional fees	6% of build costs
Finance	5.5% of development costs (net of inflation)
Marketing fees	3% of GDV
Developer return	20% of GDV
Contractor return	6% of build costs
Residual s106/278	£1,500 tbc Per dwelling for children's play/informal greenspace/minor local transport
Strategic infrastructure costs	£25k -£40k tbc Per dwelling – dependant on site and public sector funding, could include S106 items
Affordable Housing	25%-50% 70% affordable rented and 30% shared ownership
Agents and legal	1.75%
Allowance for habitats (non CIL) and accessibility	Allowance as per ED guidance

MF explained basis of the figures in the development costs table:

- Build costs - no comment.
- Some comment that 8-10% professional fees depending on size of scheme. It was explained that 6% was based on applicant's evidence and cost consultants. It was suggested that different rates are used for different sized schemes.
- Finance at 5% is bit low – examples of 6.5% mentioned. 0.25-0.5 difference. It was noted that the rates exclude allowance for inflation. It was agreed that 6% is more realistic.
- Marketing – no comment
- Returns – no comment

- Strategic costs – was explained that WWA would be providing further advice. Discussion included the need for people and place requirements to be included in the costs, and it was explained that the costing would take into account the revised IDP and the r123 list. It was agreed that particular attention needed to be paid to strategic sites. Regarding Cranbrook, the discussion included the need for careful consideration to which organisation will deliver the infrastructure.
- Cranbrook will be onsite SANGs but for generic sites the testing will include offsite provision costs.

Affordable housing

- As per Local Plan Policy
- Proportion according to location
- Tenure - affordable rent 70% shared ownership 30%

80% of LHA	2 bed	3 bed
Mid and East Devon	£126	£152
Exeter	£141	£165

Affordable rent	
Management and maintenance	£900 pa
Voids/bad debts	3%
Repairs reserve	£500 pa
Capitalisation	6%
Shared ownership	
Rental factor	2.5% of share
Share size	40%
Capitalisation	6%

It was explained that the AH was valued using a capitalised rent approach, cross checked with RPs. It was confirmed that service charges would be netted off rents.

Ground rents

- Flats ground rent at £250/dwelling capitalised at 5%

Delivery rates

- Smaller sites (up to 40 units) developed within a year
- Larger – year to first completion and then 50 units per annum per housebuilder

MF noted that the testing would include ground rents and that the delivery rates would be used. It was noted that delivery on Cranbrook has dropped off recently, but target was 400 pa. Generally, 40 market units pa per outlet would be reasonable, 50 if affordable is included. It was noted that age restricted housing will have different sales rates.

Non residential uses

- What are we testing?
 - Retail – in town and edge of town
 - Offices
 - Industrial/Warehouse
 - Hotels
 - Care homes (Extra Care and Sheltered picked up as separate category in residential)

MF explained the categories to be tested in the non-residential work, and asked if any were missing. No further categories were suggested by the workshop.

Rents and Yields

Type	Rent/sq m	Yield
Offices prime	£199	6.5%
Offices town	£91	8.5%
Industrial/warehouse prime	£86	5.5%
Industrial/warehouse town	£54	8%
Town centre comparison shops	£185	7%
Retail warehouse	£195	7%
Small convenience store	£228	6.6%
Supermarket (small/large)	£178/£209	6.6/5.7%
Care home	£118,000/bed	
Budget hotel	£96,000/room	

MF explained that non-residential values were from a variety of sources and that compared to residential transactions, there is less evidence for non-residential development. Discussion included:

- Office – no comment except that unlikely to be viable until £23-25psft. Prime rents are on the high end.
- Industrial – no comment
- Town centre comparison – MF explained that there was little new build expected.
- Retail warehousing – little planned.
- Small convenience and smaller supermarkets – discussion noted that the supermarket market has structurally changed, with no large-scale development likely.
- Hotels – viability has been challenging with the last three hotel developments in East Devon.

Non-residential Build Costs

Type	Cost/sq m	Build costs (BCIS) + external works (10%)
Offices primes	£1,523	
Offices town	£1,394	
Industrial/warehouse units	£863	
Town centre comparison shops	£917	
Retail warehouse	£666	
Small convenience store/supermarket	£1,209	
Supermarket	£1,494	
Budget hotel	£1,114	
Care home	£1,393	

Non-residential other development costs

Professional fees	8% of build costs
Marketing fees	3% of GDV
Finance	6% of development cost
Developer return	20% of development cost
Purchaser costs	5.8%
Acquisition costs	Varies – c 2.0% + SDLT
Void periods	Varies

£106/278 on some developments

MF explained the non-residential build costs from BCIS and the other development costs to be taken into account in the testing. There were no comments.

MF explained that non-residential land benchmarks will be circulated with the notes.

Next steps

- Workshop notes – another opportunity for input to the study
- Testing undertaken
- Reporting

MF explained that the notes would be circulated and invited people to make comments. He also invited people to contact Three Dragons directly if they have further information.

It was asked whether the instalment schedule would be reviewed. KL indicated that the instalment policy was to be reviewed by EDDC.

It was asked what buffers were to be used in the testing. DH explained that while these may vary between case studies they would typically be 30% for residential and 50% for non-residential (to take account of the variability in non-residential information).

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Annex E Local Plan Adopted January 2016 Policy Viability Implications

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
1 - Spatial Strategy for Development	Spatial development approach.	Emphasis on development in the West End and the seven main towns.	None
2 - Scale and Distribution of Residential Development	Spatial development approach.	Scale of planned development by location.	None
3 – Sustainable Development	High-level development principles.	None	None – picked up in later detailed policies
4 – Balanced Communities	High-level development principles.	None	None
5 - Environment	High-level development principles.	Emphasis on environmental protection	None – picked up in later detailed policies
5b – Sustainable Transport	High-level development principles.	None	None
6 - Development within Built-Up Area Boundaries	Role of settlement boundaries.	None	None
7 - Development in the Countryside	Principles for development in rural areas.	None	None
8 - Development in Green Wedges	Principles for development in green wedges.	None	None

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
9 - Major Development at East Devon's West End	Locations of residential and employment development in the West End.	Refers to Funding contributions sought from development to secure infrastructure.	Infrastructure funding allowances included in viability testing for strategic West End sites including Cranbrook.
10 - Green Infrastructure in East Devon's West End	Integration with Exeter green infrastructure, establishment of the Clyst Valley Regional Park, mitigation of impacts on European wildlife sites.	Mitigation provision from development.	SAMMS and SANGS included in modelling.
11 - Integrated Transport and Infrastructure Provision at East Devon's West End	Requirements for transport and other infrastructure in the West End.	Requirements for transport infrastructure to support development in the West End; plus low carbon heat and power supply; waste management facilities and waste water treatment; data service infrastructure provision; health and education provision.	Infrastructure costs included in testing (in line with the IDP).
12 - Development at Cranbrook	Mixed use development of a new town.	6,300 new homes on allocated land, G&T provision, phased delivery of 18.4ha employment land, town centre, social/community/education, district heating, transport and other infrastructure. Further expansion for 1,550 houses etc.	Testing based on Cranbrook Plan. Infrastructure costs included in testing (in line with the IDP).

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
13 - Development North of Blackhorse/Redhayes	Mixed use development.	1,500 new homes, neighbourhood centre, social & community facilities, low carbon heat and energy network, contributions to education and transport infrastructure; plus employment provision.	Testing includes West End strategic case studies with infrastructure costs from the IDP.
14 - Development of an Urban Extension at Pinhoe	Mixed use development.	800 new homes, neighbourhood centre, social & community facilities, education and transport infrastructure; plus employment provision.	Testing includes West End strategic case studies with infrastructure costs from the IDP.
15 - Intermodal Interchange	Employment site.	None.	None.
17 - Future Development at or near Exeter International Airport	Airport expansion and supporting infrastructure.	Noise mitigation may be required for adjacent developments.	Noise mitigation costs included for Cranbrook.
18 - Future Development of Exeter Airport Business Park	Modest expansion of the Exeter Airport Business Park	5 ha employment land.	None.
20 – Development at Axminster	New homes and employment.	650 new homes; 8 ha employment/mixed use; 1FE primary school, North-South relief road, 15 ha employment at Millwey Rise. Mitigation for River Axe phosphate load.	Infrastructure costs included in testing (in line with the IDP), plus mitigation costs.
21 - Budleigh Salterton	New homes and employment.	Modest development.	None.

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
22 - Development at Exmouth	New homes and employment.	Transport infrastructure including Dinan Way; supporting infrastructure, 1FE primary school, contributions to walking & cycling; SANGS/habitat mitigation. Mixed use and employment allocations, 350 homes.	Infrastructure costs included in testing (in line with the IDP).
23 - Development at Honiton	New homes and employment.	New developments to meet their own infrastructure requirements, including developer funded Turk's Head junction improvements, cycle links. Employment and residential allocations (150 homes).	Infrastructure costs included in testing (in line with the IDP).
24 - Development at Ottery St Mary	New homes and employment.	Social, community and educational facilities (including new primary school), transport improvements. Employment allocations.	Infrastructure costs included in testing (in line with the IDP).
25 - Development at Seaton	New homes and employment.	Social and community facilities, improved broadband and transport infrastructure. Mixed use and residential allocations.	Infrastructure costs included in testing (in line with the IDP).
26 - Development at Sidmouth	New homes and employment.	5ha of employment land; social and community facilities, local transport infrastructure. Residential allocations (50, 20 and 30 homes) and employment allocations.	Infrastructure costs included in testing (in line with the IDP).

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
26B - Re-development of Redundant Offices Complex at Winslade Park and Land Adjoining Clyst St Mary	Mixed use.	150 dwellings and 0.7ha employment, including conversion of listed building.	No specific implications although development management process may need to consider conversion/historic building costs once known.
26C - Development at Uplyme	Joint evidence gathering	None.	None.
27 - Development at the Small Towns and Larger Villages	Policies for smaller settlement	Development to be compliant with the local plan or neighbourhood plan.	None.
28 - Sustaining and Diversifying Rural Enterprises	Support for rural enterprise.	None.	None.
29 - Promoting Opportunities for Young People	Support for access to FE, 1 st time buyers and training/apprenticeships.	None.	None.
30 – Inward Investment, Communication Links and Local Benefits	Promoting inward investment and transport /electronic media links improvements.	None.	None.

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
31 - Future Job and Employment Land Provision	Provision of employment uses close to where people live.	Large scale housing development should include 1 job/dwelling and 1ha employment land for every 250 homes. For development between 50-199 units, applicants will be encouraged to make provision of 'live/work' units at 10% of the total units to be constructed.	Strategic case studies include allowances for employment land in gross site area.
32 - Resisting Loss of Employment, Retail and Community Sites and Buildings	Policy resists change of use of current or allocated employment land and premises or social or community facilities.	None.	None.
33 - Promotion of Tourism in East Devon	Support and facilitate high quality tourism	None.	None.
34 - District Wide Affordable Housing Provision Targets	Housing development required to provide affordable housing.	25% affordable housing in Axminster; Exmouth; Honiton; Ottery St Mary; Seaton; Major strategic 'West End' development sites. 50% affordable housing elsewhere. Mix is 70% social/affordable rented and 30% intermediate. Subject to viability, and above any government policy threshold.	Affordable housing included in dwelling mix for case studies above 10 dwellings.
35 – Exception Mixed Market and Affordable Housing At Villages, Small Towns and Outside Built-up Area Boundaries	Rural exception sites for up to or around 15 dwellings.	66% minimum affordable dwellings.	Not included in testing as priority is provision of affordable housing

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
36 - Accessible and Adaptable Homes and Care/Extra Care Homes	Accessibility standards, and support for older persons' housing.	For 10 dwellings or more developers should demonstrate that all of the affordable housing and around 20% of market units will meet part M4(2).	M4(2) costs included in testing.
37 - Community Safety	Crime reduction.	None.	None.
38 - Sustainable Design and Construction	Environmental standards.	10 or more dwellings to CSH 4. West End and developments over 4ha/200 units to achieve higher than national standards. Commercial development of 1,000 sq m or more BREEAM Very Good.	EDDC advise that development will be to building regulations except for larger developments in the West End which will include allowances for district heat. Larger commercial developments includes BEEAM Very Good.
39 - Renewable and Low Carbon Energy Projects	Support for renewable or low-carbon energy projects	None.	None.
40 - Decentralised Energy Networks	Requirement to connect with decentralised energy network.	New development 1,000 sq m or ten plus dwellings to connect to any existing, or proposed, decentralised energy network. Specific provision should be made at allocated sites at: Axminster – Land to the north and east of the Town; Exmouth – Land at Goodmores Farm; Honiton – Land at Reserve site – West of Hayne Lane.	Allowance for district heat connection included for larger case studies except rural areas

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
41 - Allowable Solutions	Off-site solutions.	Allowable solutions paid into Community Energy Fund where on site provision is not suitable.	Following the end of the Government's requirement for zero carbon homes in 2015 East Devon does not collect any contributions
43 - Open Space Standards	New dwellings will be expected to provide for open space on-site where there is a demonstrable need. 9 dwellings or less not be required to provide open space. 10 – 49 dwellings will be required to provide amenity open space on-site. 50 – 199 dwellings will be required to provide amenity open space, and children's and youth play space on-site. 200+ dwellings will be required to provide for all open space typologies on-site.	Based on 1 bed = 1.5 people, 2-4 bed = 2.22 people and 5+ bed = 2.5 people: Amenity space 3.5 sq m urban and 3 sq m rural per person. Children/youth space 1 sq m per person. Other space 29 sq m urban and 32 sq m rural per person.	Open space provision included in the testing.

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
44 - Undeveloped Coast and Coastal Preservation Area	Protection for the coast and estuaries.	None.	None.
45 - Coastal Erosion	Support for coastal management.	None.	None.
46 - Landscape Conservation and Enhancement and AONBs	Landscape protection.	None.	None.
47 - Nature Conservation and Geology	Biodiversity and geodiversity protection.	Development mitigation of impacts on Exe Estuary or Pebblebed Heaths European sites if within 10 miles.	General SANGS delivered through CIL, SAMMs allowances included in testing, along with onsite SANGS for Cranbrook.
48 - Local Distinctiveness in the Built Environment	Requirement to use local design standards.	None.	None.
49 – The Historic Environment	Conservation of historic environment.	None.	None.
50 - Infrastructure Delivery	Funding for infrastructure.	IDP used to identify infrastructure required and funding strategy (s106/CIL/other).	Testing includes allowances for infrastructure in line with the IDP.

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
D1 - Design and Local Distinctiveness	Design and Access Statement to accompany applications.	Standard good practice.	None.
D2 - Landscape Requirements	Landscape requirements	Standard good practice.	None.
D3 - Trees and Development Sites	Tree protection.	Standard good practice.	None – where development on sites is constrained by protected trees site value will adjust.
D4 - Applications for Display of Advertisements	Advertisement standards.	None.	None.
D6 – Locations without Access to Natural Gas	Energy suggestions.	None.	None.
D7 – Agricultural Buildings and Development	Principles for agricultural developments.	None.	None.
D8 – Re-use of Rural Buildings Outside of Settlements	Principles for rural conversions.	None.	None.

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
EN1 - Land of Local Amenity Importance	Protection for amenity land.	None.	None.
EN2 - The Valley Parks in Exmouth	Protection for Valley Parks amenity land.	None.	None.
EN3 - Land at the Byes in Sidmouth	Protection for amenity land.	None.	None.
EN4 - Protection of Local Nature Reserves, County Wildlife Sites and County Geological Sites	Protection for bio-diversity land.	None.	None.
EN5 - Wildlife Habitats and Features	Protection for bio-diversity land.	None.	None.
EN6 - Nationally and Locally Important Archaeological Sites	Protection for archaeological sites.	None.	None.
EN7 - Proposals Affecting Sites which may potentially be of Archaeological Importance	Protection for archaeological sites.	None.	None.
EN8 - Significance of Heritage Assets and their Setting	Protection for heritage assets.	None.	None.

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
EN9 - Development Affecting a Designated Heritage Asset	Protection for heritage assets.	None.	None.
EN10 - Conservation Areas	Protection for conservation areas.	None.	None.
EN13 - Development on High Quality Agricultural Land	Protection for high quality agricultural land.	None.	None.
EN14 - Control of Pollution	Pollution control.	None.	None.
EN16 – Contaminated Land	Dealing with contamination.	None.	Where contamination is present it is assumed that land value will adjust to cover costs of mitigation.
EN17 - Notifiable Installations	Hazardous developments.	None.	None.
EN18 - Maintenance of Water Quality and Quantity	Groundwater protection and pollution.	None.	None.

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
EN19 - Adequacy of Foul Sewers and Adequacy of Sewage Treatment Systems	Requirements for foul sewerage.	Standard cost to development.	None.
EN21 - River and Coastal Flooding	Sequential approach to development in flood risk zones.	Standard cost to development.	None.
EN22 - Surface Run-Off Implications of New Development	Sustainable drainage requirements.	Standard cost to development.	None.
EN25 – Development Affected by Coastal Change	Relocation of affected premises.	None.	None.
H2 - Range and Mix of New Housing Development	Mix of dwellings for 15+ units; encouragement for 10% self-build.	Standard requirement.	Range of unit types in dwelling mix.
H3 - Conversion of Existing Dwellings and Other Buildings to Flats	Conditions for conversions.	None.	None.
H4 - Dwellings for Persons Employed in Rural Businesses	Conditions for rural employees' dwellings.	None.	None.
H5 - Occupancy Conditions on Rural Workers Dwellings	Conditions for rural employees' dwellings.	None.	None.

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
H6 - Replacement of Existing Dwellings in the Countryside	Conditions for rural dwelling replacements.	None.	None.
H7 - Sites for Gypsies and Travellers	Quantity of pitches required and conditions.	None.	None.
E2 - Employment Generating Development in Built-Up Areas	Support for employment uses.	None.	None.
E4 - Rural Diversification	Support for rural business diversification.	None.	None.
E5 - Small Scale Economic Development in Rural Areas	Support for new rural business.	None.	None.
E7 - Extensions to Existing Employment Sites	Support for existing employment site expansion.	None.	None.
E9 - Town Centre Vitality and Shopping Areas	Town centre protection.	None.	None.
E10 - Primary Shopping Frontages	Town centre retail protection.	None.	None.

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
E11 - Large Stores and Retail Related Uses in Area Centres	Support for new provision in town centres and conditions for new provision elsewhere.	None.	None.
E12 - Neighbourhood Centres and Shops	Local centre retail support.	None.	None.
E13 - Use of Upper Floors in Shopping Developments	Support for over shop uses.	None.	None.
E14 - Change of Use of Village Shops or Services	Protection for village retail and services.	None.	None.
E15 - Retail Development in Rural Areas outside Built-up Area Boundaries	Conditions for rural retail development.	None.	None.
E16 - Proposals for Holiday or Overnight Accommodation and Associated Facilities	Conditions for tourism development.	None.	None.
E17 - Principal Holiday Accommodation Areas	Support for tourism accommodation areas.	None.	None.
E18 - Loss of Holiday Accommodation	Protection for tourism accommodation areas.	None.	None.

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
E19 - Holiday Accommodation Parks	Conditions for new/extended holiday parks.	None.	None.
E20 - Provision of Visitor Attractions	Conditions for new/extended visitor attractions.	None.	None.
RC1 - Retention of Land for Sport and Recreation	Protections for sports/recreation facilities.	None.	None.
RC2 – New Open Space, Sports Facilities and Parks	Support for new sports/recreation facilities.	None.	None.
RC3 – Allotments	Protection for allotments.	None.	None.
RC4 - Recreation Facilities in the Countryside and on the Coast	Conditions for new rural/coastal recreation facilities.	None.	None.
RC5 - Community Buildings	Support for new community buildings.	Developer contributions may be required to mitigate community impacts of new housing.	Community infrastructure delivered through CIL.
RC6 - Local Community Facilities	Support for new community buildings.	None.	None.

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
RC7 - Shared Community Facilities	Support for new shared community buildings.	None.	None.
TC1 - Telecommunications	Conditions for new telecoms development.	None.	None.
TC2 - Accessibility of New Development	Access by public transport, walking and cycling, as well as access for people with disabilities.	None.	None.
TC3 - Traffic Management Schemes	Requirements for town centre schemes.	Traffic calming requirements.	S106 allowance in non-residential testing.
TC4 - Footpaths, Bridleways and Cycleways	Provide, improve and extend facilities for pedestrians and cyclists commensurate with the scale of the proposal.	Standard costs to development, especially larger schemes.	Accommodated in gross-net developable adjustments.
TC5 - Safeguarding Disused Railway Lines	Resist re-use of railways lines.	None.	None.
TC6 - Park and Ride and Park and Share/Change	Support for new park and rise.	None.	None.

Plan Policies	Policy details	Policy Requirements that may impact on viability	Implications for Viability Testing
TC7 - Adequacy of Road Network and Site Access	Suitable site access.	Standard cost to development.	Included in general site development costs.
TC8 - Safeguarding of Land Required for Highway and Access Improvements	Safeguarding of land.	None.	None.
TC9 - Parking Provision in New Development	Parking standards.	At least 1 car parking space should be provided for one bedroom homes and 2 car parking spaces per home with two or more bedrooms. At least 1 bicycle parking space should be provided per home. Town centre schemes may not be required to provide parking.	Standards are common to most developments. No specific additional allowance required.
TC10 - Rear Servicing of Shopping/Commercial Development	Servicing requirements.	Standard approach to non-residential development.	None.
TC11 - Roadside Service Facilities	Conditions for new roadside service facilities.	None.	None.
TC12 - Aerodrome Safeguarded Areas and Public Safety Zones	Safeguarding of facilities.	None.	None.

Annex F Non Residential Testing Results

Non-residential Viability Assessment Model						
East Devon towns - Office development of two storeys town centre (a/c)						
	Size of unit (GIA)	1000	sq m			
	Ratio of GEA to GIA	100.0%				User input cells
	GEA	1000	sq m			Produced by model
	NIA as % of GIA	95%				Key results
	NIA	950	sq m	GEA		Gross external area
	Floors	2		GIA		Gross internal area
	Site coverage	75%		NIA		Net internal area
	Site area	0.07	Hectares			
SCHEME REVENUE						
Headline annual rent (in £s per sq m)					£92	
Annual rent for assesment (total) - NIA				£	87,400	
Yield					7.52%	
(Yield times rent)				£	1,162,234	
Less purchaser costs		5.80	% of yield x rent			
Gross Development Value					£	1,098,520
SCHEME COSTS						
Build costs	£	1,889	per sq m	£	1,889,000	
Additional build costs	£	25	per sq m	£	25,000	
External costs		10%	of base build costs	£	188,900	
Total construction costs					£	2,102,900
Professional fees		8.00%	of construction costs	£	168,232	
Sales and lettings costs		3%	of GDV	£	32,956	
S106 costs (not covered by CIL)				£	-	
Total 'other costs'					£	201,188
Finance costs		6.0%	Interest rate			
Build period		14	Months			
Finance costs for 100% of construction and other costs				£	161,286	
Void finance/rent free period (in months)		12	Months	£	138,245	
Total finance costs					£	299,531
Developer return		20%	Scheme value		£	219,704
Total scheme costs					£	2,823,323
RESIDUAL VALUE						
Gross residual value					-£	1,724,803
Less purchaser costs		0.00	% Stamp duty land tax		£	-
		2.00	% Agent/legal purchase fees		£	-
Residual value	For the scheme				-£	1,724,803
	Equivalent per hectare				-£	25,872,046
			Not viable			
Viability						
Benchmark land value (per hectare)					£	600,000
Equivalent benchmark land value for site					£	40,000
Scheme viability headroom					-£	1,764,803
Viability headroom per sq m						NONE

Non-residential Viability Assessment Model						
East Devon Prime and Exeter Fringe - Office development of four plus storeys (a/c)						
	Size of unit (GIA)	3000	sq m			
	Ratio of GEA to GIA	100.0%				User input cells
	GEA	3000	sq m			Produced by model
	NIA as % of GIA	95%				Key results
	NIA	2850	sq m	GEA		Gross external area
	Floors	5		GIA		Gross internal area
	Site coverage	75%		NIA		Net internal area
	Site area	0.08	Hectares			
SCHEME REVENUE						
	Headline annual rent (in £s per sq m)				£210	
	Annual rent for assesment (total) - NIA			£	598,500	
	Yield				5.75%	
	(Yield times rent)			£	10,408,696	
	Less purchaser costs	5.80	% of yield x rent			
	Gross Development Value				£	9,838,087
SCHEME COSTS						
	Build costs	£ 1,856	per sq m	£	5,568,000	
	Additional build costs	£ 25	per sq m	£	75,000	
	External costs	10%	of base build costs	£	556,800	
	Total construction costs				£	6,199,800
	Professional fees	8.00%	of construction costs	£	495,984	
	Sales and lettings costs	3%	of GDV	£	295,143	
	S106 costs (not covered by CIL)			£	-	
	Total 'other costs'				£	791,127
	Finance costs	6.0%	Interest rate			
	Build period	14	Months			
	Finance costs for 100% of construction and other costs			£	489,365	
	Void finance/rent free period (in months)	12	Months	£	419,456	
	Total finance costs				£	908,820
	Developer return	20%	Scheme value		£	1,967,617
	Total scheme costs				£	9,867,364
RESIDUAL VALUE						
	Gross residual value				-£	29,278
	Less purchaser costs	0.00	% Stamp duty land tax	£	-	
		2.00	% Agent/legal purchase fees	£	-	
	Residual value				-£	29,278
		For the scheme				
		Equivalent per hectare			-£	365,972
			Not viable			
Viability						
	Benchmark land value (per hectare)			£	800,000	
	Equivalent benchmark land value for site			£	64,000	
	Scheme viability headroom				-£	93,278
	Viability headroom per sq m					NONE

Non-residential Viability Assessment Model						
Four industrial/warehouse units in a block of 1,600 sqm edge of town						
	Size of unit (GIA)	1600	sq m			
	Ratio of GEA to GIA	100.0%				User input cells
	GEA	1600	sq m			Produced by model
	NIA as % of GIA	95%				Key results
	NIA	1520	sq m	GEA		Gross external area
	Floors	1		GIA		Gross internal area
	Site coverage	40%		NIA		Net internal area
	Site area	0.40	Hectares			
SCHEME REVENUE						
	Headline annual rent (in £s per sq m)				£52	
	Annual rent for assesment (total) - NIA			£	79,040	
	Yield				7.30%	
	(Yield times rent)			£	1,082,740	
	Less purchaser costs	5.80	% of yield x rent			
	Gross Development Value				£	1,023,383
SCHEME COSTS						
	Build costs	£ 873	per sq m	£	1,396,800	
	Additional build costs	£ 25	per sq m	£	40,000	
	External costs	10%	of base build costs	£	139,680	
	Total construction costs			£		1,576,480
	Professional fees	8.00%	of construction costs	£	126,118	
	Sales and lettings costs	3%	of GDV	£	30,702	
	S106 costs (not covered by CIL)			£	20,000	
	Total 'other costs'			£		176,820
	Finance costs	6.0%	Interest rate			
	Build period	8	Months			
	Finance costs for 100% of construction and other costs			£	70,132	
	Void finance/rent free period (in months)	12	Months	£	105,198	
	Total finance costs			£		175,330
	Developer return	20%	Scheme value	£		204,677
	Total scheme costs			£		2,133,307
RESIDUAL VALUE						
	Gross residual value				-£	1,109,923
	Less purchaser costs	0.00	% Stamp duty land tax	£		-
		2.00	% Agent/legal purchase fees	£		-
	Residual value				-£	1,109,923
		For the scheme			-£	2,774,808
		Equivalent per hectare				
			Not viable			
Viability						
	Benchmark land value (per hectare)			£	600,000	
	Equivalent benchmark land value for site			£	240,000	
	Scheme viability headroom				-£	1,349,923
	Viability headroom per sq m					NONE

Non-residential Viability Assessment Model	
Warehouse/industrial unit of 5,000 sqm Prime/Exeter Fringe	

Size of unit (GIA)	5000 sq m
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	User input cells
	Produced by model
	Key results
GEA	<i>Gross external area</i>
GIA	<i>Gross internal area</i>
NIA	<i>Net internal area</i>

Headline annual rent (in £s per sq m)					£86
Annual rent for assesment (total) - NIA					£ 408,500
Yield					5.15%
(Yield times rent)					£ 7,932,039
Less purchaser costs			5.80	% of yield x rent	
Gross Development Value					£ 7,497,201

Build costs			£ 813	per sq m		£ 4,065,000	
Additional build costs			£ 25	per sq m		£ 125,000	
External costs			10%	of base build costs		£ 406,500	
Total construction costs						£	4,596,500
Professional fees			8.00%	of construction costs		£ 367,720	
Sales and lettings costs			3%	of GDV		£ 224,916	
S106 costs (not covered by CIL)						£ 50,000	
Total 'other costs'						£	642,636
Finance costs			6.0%	Interest rate			
Build period			8	Months			
Finance costs for 100% of construction and other costs						£ 209,565	
Void finance/rent free period (in months)			24	Months		£ 628,696	
Total finance costs						£	838,262
Developer return			20%	Scheme value			
Total scheme costs						£	7,576,838

Gross residual value						-£	79,637
Less purchaser costs			0.00 % Stamp duty land tax			£	-
			2.00 % Agent/legal purchase fees			£	-
Residual value		For the scheme				-£	79,637
		Equivalent per hectare				-£	63,709
			Not viable				

Benchmark land value (per hectare)	£	800,000
Equivalent benchmark land value for site	£	1,000,000
Scheme viability headroom	-£	1,079,637
Viability headroom per sq m	NONE	

East Devon town centre comparison retail 200 sqm

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Non-residential Viability Assessment Model						
Out of centre comparison retail multiple units totalling 1,000 sqm						
	Size of unit (GIA)	1000	sq m			
	Ratio of GEA to GIA	100.0%				User input cells
	GEA	1000	sq m			Produced by model
	NIA as % of GIA	95%				Key results
	NIA	950	sq m	GEA		Gross external area
	Floors	1		GIA		Gross internal area
	Site coverage	40%		NIA		Net internal area
	Site area	0.25	Hectares			
SCHEME REVENUE						
Headline annual rent (in £s per sq m)				£159		
Rent premium				0%		
Headline annual rent (in £s per sq m)				£ 159		
Annual rent for assesment (total) - NIA				£ 151,050		
Yield				5.50%		
(Yield times rent)				£ 2,746,364		
Less purchaser costs		5.80	% of yield x rent			
Gross Development Value					£	2,595,807
SCHEME COSTS						
Build costs		£848	per sq m	£ 848,000		
Additional build costs		£ 25	per sq m	£ 25,000		
External costs		10%	of base build costs	£ 84,800		
Total construction costs					£	957,800
Professional fees		8.00%	of construction costs	£ 76,624		
Sales and lettings costs		3%	of GDV	£ 77,874		
S106 costs (not covered by CIL)				£ 100,000		
Total 'other costs'					£	254,498
Finance costs		6.0%	Interest rate			
Build period		14	Months			
Finance costs for 100% of construction and other costs				£ 84,861		
Void finance/rent free period (in months)		12	Months	£ 72,738		
Total finance costs					£	157,599
Developer return		20%	Scheme value		£	519,161
Total scheme costs					£	1,889,058
RESIDUAL VALUE						
Gross residual value					£	706,748
Less purchaser costs		4.70	% Stamp duty land tax		£	24,837
		2.00	% Agent/legal purchase fees		£	14,135
Residual value	For the scheme				£	667,776
	Equivalent per hectare				£	2,671,104
Go to next stage						
Viability						
Benchmark land value (per hectare)					£	2,000,000
Equivalent benchmark land value for site					£	500,000
Scheme viability headroom					£	167,776
Viability headroom per sq m					£	168

Non-residential Viability Assessment Model	
Small Convenience Store 300 sqm	

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Size of unit (GIA)		300	sq m		
Ratio of GEA to GIA		100.0%			
GEA		300	sq m		
NIA as % of GIA		95%			
NIA		285	sq m		
Floors		1			
Site coverage		65%			
Site area		0.05	Hectares		

	User input cells
	Produced by model
	Key results
GEA	Gross external area
GIA	Gross internal area
NIA	Net internal area

[illegible]

Headline annual rent (in £s per sq m)					£206	
Rent premium					0%	
Headline annual rent (in £s per sq m)					£ 206	
Annual rent for assesment (total) - NIA					£ 58,710	
Yield					6.75%	
(Yield times rent)					£ 869,778	
Less purchaser costs		5.80	% of yield x rent			
Gross Development Value						£ 822,096

SCHEME COSTS							
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Build costs			£ 1,401	per sq m	£ 420,300	
External costs			10%	of base build costs	£ 42,030	
Total construction costs					£	462,330
Professional fees			8.00%	of construction costs	£ 36,986	
Sales and lettings costs			3%	of GDV	£ 24,663	
S106 costs (not covered by CIL)					£ -	
Total 'other costs'					£	61,649
Finance costs			6.0%	Interest rate		
Build period			6	Months		
Finance costs for 100% of construction and other costs					£ 15,719	
Void finance/rent free period (in months)			3	Months	£ 7,860	
Total finance costs					£	23,579
Developer return			20%	Scheme value		
Total scheme costs					£	164,419
					£	711,978

RESIDUAL VALUE							
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Gross residual value					£	110,119
Less purchaser costs			0.00 % Stamp duty land tax		£	-
			2.00 % Agent/legal purchase fees		£	2,202
Residual value		For the scheme			£	107,916
		Equivalent per hectare			£	2,338,185
			Go to next stage			

Viability							
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[illegible]

Non-residential Viability Assessment Model						
Mid Size Convenience of 1,100 sqm						
	Size of unit (GIA)	1100	sq m			
	Ratio of GEA to GIA	100.0%				User input cells
	GEA	1100	sq m			Produced by model
	NIA as % of GIA	95%				Key results
	NIA	1045	sq m	GEA	Gross external area	
	Floors	1		GIA	Gross internal area	
	Site coverage	55%		NIA	Net internal area	
	Site area	0.20	Hectares			
SCHEME REVENUE						
	Headline annual rent (in £s per sq m)			£210		
	Annual rent for assesment (total) - NIA			£ 219,450		
	Yield			5.50%		
	(Yield times rent)			£ 3,990,000		
	Less purchaser costs	5.80	% of yield x rent			
	Gross Development Value				£	3,771,267
SCHEME COSTS						
	Build costs	£ 1,554	per sq m	£ 1,709,400		
	Additional build costs	£ 25	per sq m	£ 27,500		
	External costs	10%	of base build costs	£ 170,940		
	Total construction costs				£	1,907,840
	Professional fees	8.00%	of construction costs	£ 152,627		
	Sales and lettings costs	3%	of GDV	£ 113,138		
	S106 costs (not covered by CIL)			£ 100,000		
	Total 'other costs'				£	365,765
	Finance costs	6.0%	Interest rate			
	Build period	8	Months			
	Finance costs for 100% of construction and other costs			£ 90,944		
	Void finance/rent free period (in months)	3	Months	£ 34,104		
	Total finance costs				£	125,048
	Developer return	20%	Scheme value		£	754,253
	Total scheme costs				£	3,152,907
RESIDUAL VALUE						
	Gross residual value				£	618,360
	Less purchaser costs	4.00	% Stamp duty land tax		£	20,418
		2.00	% Agent/legal purchase fees		£	12,367
	Residual value				£	585,575
		For the scheme				
		Equivalent per hectare			£	2,927,873
			Go to next stage			
Viability						
	Benchmark land value (per hectare)				£	2,000,000
	Equivalent benchmark land value for site				£	400,000
	Scheme viability headroom				£	185,575
	Viability headroom per sq m				£	169

Non-residential Viability Assessment Model	
70 bedroom budget hotel out of town	

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	User input cells
	Produced by model
	Key results
GEA	<i>Gross external area</i>
GIA	<i>Gross internal area</i>
NIA	<i>Net internal area</i>

Capital value per room					£	96,000	
Rooms						70	
Gross capital value					£	6,720,000	
Less purchaser costs			5.80	% of gross capital value			
Gross Development Value							£ 6,351,607

Build costs			£ 1,288	per sq m		£ 3,606,400	
Additional build costs			£ 25	per sq m		£ 70,000	
External costs			10%	of base build costs		£ 360,640	
Total construction costs						£	4,037,040
Professional fees			8.00%	of construction costs		£ 322,963	
Sales and lettings costs			3%	of GDV		£ 190,548	
\$106 costs (not covered by CIL)						£ 10,000	
Total 'other costs'						£	523,511
Finance costs			6.0%	Interest rate			
Build period			10	Months			
Finance costs for 100% of construction and other costs						£ 228,028	
Void finance/rent free period (in months)			6	Months		£ 136,817	
Total finance costs						£	364,844
Developer return			20%	Scheme value			
Total scheme costs						£	6,195,717
RESIDUAL VALUE							
Gross residual value							£ 155,890
Less purchaser costs			1.00	% Stamp duty land tax			£ 118
			2.00	% Agent/legal purchase fees			£ 3,118
Residual value		For the scheme					£ 152,654
		Equivalent per hectare					£ 817,791
			Go to next stage				

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Non-residential Viability Assessment Model	
Care home 60 bedrooms	

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	User input cells
	Produced by model
	Key results
GEA	<i>Gross external area</i>
GIA	<i>Gross internal area</i>
NIA	<i>Net internal area</i>

Capital value per room					£ 95,000	
Rooms					60	
Gross capital value					£ 5,700,000	
Less purchaser costs			5.80	% of gross capital value		
Gross Development Value						£ 5,387,524

Build costs			£ 1,650	per sq m		£ 4,950,000	
Additional build costs			£ 25	per sq m		£ 75,000	
External costs			10%	of base build costs		£ 495,000	
Total construction costs						£	5,520,000
Professional fees			8.00%	of construction costs		£ 441,600	
Sales and lettings costs			3%	of GDV		£ 161,626	
\$106 costs (not covered by CIL)						£ 75,000	
Total 'other costs'						£	678,226
Finance costs			6.0%	Interest rate			
Build period			12	Months			
Finance costs for 100% of construction and other costs						£ 371,894	
Void finance/rent free period (in months)			0	Months		£ -	
Total finance costs						£	371,894
Developer return			20%	Scheme value			
Total scheme costs						£	7,647,624
RESIDUAL VALUE							
Gross residual value							-£ 2,260,100
Less purchaser costs			0.00	% Stamp duty land tax		£	-
			2.00	% Agent/legal purchase fees		£	-
Residual value		For the scheme					-£ 2,260,100
		Equivalent per hectare					-£ 6,026,934
				Not viable			

Benchmark land value (per hectare)							£	800,000
Viability							£	300,000
Potential for CIL for the scheme							-£	2,560,100
Potential per sq m							NONE	

Annex G Residential Testing Results

Market Value Area	Case Study	Dwgs	%AH	Total CIL Floor area	RV (net)	BMLV	RV minus BMLV	Scheme GDV	Max CIL/sqm	CIL with 50% buffer	5% of GDV/sq m
East of Exeter	CS5	150	25%	12,842.4	8,665,410	1,607,100	7,058,310	43,446,554	550	275	169
East of Exeter	CS6	500	25%	42,808.1	27,741,388	6,122,400	21,618,988	144,821,875	505	253	169
East of Exeter	CS7	900	25%	77,054.6	49,707,636	14,025,900	35,681,736	260,679,375	463	232	169
Exmouth, Honiton, Axminster, Seaton & Ottery	CS1	2	0%	242.4	180,095	40,200	139,895	735,400	577	289	152
Exmouth, Honiton, Axminster, Seaton & Ottery	CS2a	8	0%	920.4	614,417	137,400	477,017	2,633,600	518	259	143
Exmouth, Honiton, Axminster, Seaton & Ottery	CS2b	8	25%	690.3	451,095	137,400	313,695	2,234,700	454	227	162
Exmouth, Honiton, Axminster, Seaton & Ottery	CS3	30	25%	2,568.5	1,830,977	540,000	1,290,977	8,380,111	503	251	163
Exmouth, Honiton, Axminster, Seaton & Ottery	CS4	50	25%	4,280.8	3,361,166	952,200	2,408,966	13,966,861	563	281	163
Exmouth, Honiton, Axminster, Seaton & Ottery	CS5	150	25%	12,842.4	8,067,250	1,607,100	6,460,150	41,900,611	503	252	163
Exmouth, Honiton, Axminster, Seaton & Ottery	CS6	500	25%	42,808.1	23,237,770	6,122,400	17,115,370	139,668,750	400	200	163
Exmouth, Honiton, Axminster, Seaton & Ottery	CS8	16	25%	720.4	277,844	150,000	127,844	2,662,000	177	89	185
Sidmouth & Budleigh Salterton	CS1	2	0%	242.4	346,506	67,000	279,506	962,000	1,153	577	198
Sidmouth & Budleigh Salterton	CS2a	8	0%	920.4	1,208,987	229,000	979,987	3,460,800	1,065	532	188

Market Value Area	Case Study	Dwgs	%AH	Total CIL Floor area	RV (net)	BMLV	RV minus BMLV	Scheme GDV	Max CIL/sqm	CIL with 50% buffer	5% of GDV/sq m
Sidmouth & Budleigh Salterton	CS2b	8	50%	456.6	606,494	229,000	377,494	2,271,000	827	413	249
Sidmouth & Budleigh Salterton	CS3	30	50%	1,712.3	2,380,274	900,000	1,480,274	8,516,250	864	432	249
Sidmouth & Budleigh Salterton	CS4	50	50%	2,853.9	4,295,598	1,587,000	2,708,598	14,193,750	949	475	249
Sidmouth & Budleigh Salterton	CS5	150	50%	8,561.6	10,728,165	3,214,200	7,513,965	42,581,250	878	439	249
Sidmouth & Budleigh Salterton	CS8	16	50%	480.2	413,364	250,000	163,364	2,811,200	340	170	293
Rural	CS1	2	0%	242.4	207,539	67,000	140,539	771,700	580	290	159
Rural	CS2a	8	0%	920.4	684,638	229,000	455,638	2,731,200	495	248	148
Rural	CS2b	8	50%	456.6	344,253	229,000	115,253	1,906,200	252	126	209
Rural	CS3	30	50%	1,712.3	1,398,071	900,000	498,071	7,148,250	291	145	209
Rural	CS4	50	50%	2,853.9	2,599,507	1,587,000	1,012,507	11,913,750	355	177	209
Rural	CS5	150	50%	8,561.6	5,679,994	3,214,200	2,465,794	35,741,250	288	144	209
Cranbrook - 17.5% return	CS12	4000	15%	345,530.0	55,483,716	46,822,000	8,661,716	1,085,845,000	25	13	157
Cranbrook - 20% return	CS12	4000	15%	345,530.0	27,315,668	46,822,000	-19,506,332	1,085,845,000	-56	-28	157
Cranbrook - 17.5% return	CS12	4000	20%	325,840.0	43,329,971	46,822,000	-3,492,029	1,058,070,000	-11	-5	162
Cranbrook - 20% return	CS12	4000	20%	325,840.0	16,218,398	46,822,000	-30,603,602	1,058,070,000	-94	-47	162
Cranbrook - 20% return	CS12	4000	25%	306,150.0	4,293,131	46,822,000	-42,528,869	1,029,395,000	-139	-69	168
Sidmouth & Budleigh Salterton older persons & Rural older persons	CS9	60	50%	2,343.8	-428,718	500,000	-928,718	12,264,000	-396	-198	262
East of Exeter, Exmouth Honiton Axminster & Seaton & Ottery & Feniton older persons	CS9	60	25%	3,515.6	709,963	300,000	409,963	14,181,000	117	58	202

Market Value Area	Case Study	Dwgs	%AH	Total CIL Floor area	RV (net)	BMLV	RV minus BMLV	Scheme GDV	Max CIL/sqm	CIL with 50% buffer	5% of GDV/sq m
Sidmouth & Budleigh Salterton older persons & Rural older persons	CS10	50	50%	2,446.9	-854,388	500,000	-1,354,388	12,396,250	-554	-277	253
East of Exeter, Exmouth Honiton Axminster & Seaton & Ottery & Feniton older persons	CS10	50	25%	3,670.3	574,089	300,000	274,089	14,598,125	75	37	199

Annex H Residential Appraisal Summaries

**Exmouth, Ottery, Honiton,
Axminster, Seaton**

Summary Results

Site Details	East Devon CS1a 2 dwgs 0%AH 30dph	Site Address	EHAS	Site Reference	
Scheme Description		Notes		Application No	Rev build cost
				Date Saved	12/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.07	ha	Total	2.00	222.6
Net Area	0.07	ha	Market Housing	2.00	222.6
Net to Gross Ratio	100.0%		Affordable Housing	-	-
Density	29.85	dwgs per net ha	% Affordable Housing	0.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	2.00	2.00	-	-	-	-	-
Total GIA (sq m)	222.6	222.6	-	-	-	-	-
Tenure Split (by % dwellings)		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Revenue	735,400	735,400	-	-	-	-	-
Average Revenue per unit	367,700	367,700	-	-	-	-	-
Average Revenue per sq m GIA	3,304	3,304	-	-	-	-	-
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	735,400						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	326,109	326,109	-	-	-	-	-	163,055	1,465	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	26,089	26,089	-	-	-	-	-	13,044	117	8.0% build costs
Marketing Costs (market housing)	22,062	22,062	-	-	-	-	-	11,031	99	3.0% market revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	#DIV/0!	#DIV/0!	#DIV/0! affordable revenue
Exceptional Development Costs	8,793	8,793	-	-	-	-	-	4,397	40	
Planning Obligations Costs	403							202	2	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	147,080							73,540	661	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	-		-	-	-	-	-	#DIV/0!	#DIV/0!	
Total Development Costs	530,536							265,268	2,383	20.0% market revenue
Total Operating Profit	204,864							102,432	920	#DIV/0! aff build & prof fees

Finance Costs and Residual Value		
DCF Period	No DCF	years
Debit Interest Rate	No DCF	
Credit Interest Rate	No DCF	
Annual Discount Rate	No DCF	
Revenue and Capital Contributions	735,400	
Total Development Cost	530,536	
Finance Cost	19,567	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	550,102	
Gross Residual Value	185,298	
Agents Fees	2,288	1.25% residual value (post SDLT)
Legal Fees	915	0.50% residual value (post SDLT)
Stamp Duty	2,000	Based on HMRC SDLT rates
Net Residual Value	180,095	
per gross ha	2,687,985	
per net ha	2,687,985	
per dwelling	90,048	
per market dwelling	90,048	

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Summary Results

Site Details	East Devon CS2a 8 dwgs 0%AH 35dph	Site Address	EHAS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	12/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.23	ha	Total	8.00	841.2
Net Area	0.23	ha	Market Housing	8.00	841.2
Net to Gross Ratio	100.0%		Affordable Housing	-	-
Density	34.93	dwgs per net ha	% Affordable Housing	0.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	8.00		-	-	-	-	-
Total GIA (sq m)	841.2	841.2	-	-	-	-	-
Tenure Split (by % dwellings)		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Revenue	2,633,600	2,633,600	-	-	-	-	-
Average Revenue per unit	329,200	329,200	-	-	-	-	-
Average Revenue per sq m GIA	3,131	3,131	-	-	-	-	-
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	2,633,600						

Scheme Development Costs		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Build Cost (inc external works & contingency)	1,178,817	1,178,817	-	-	-	-	-
Additional Dwelling Standards	-	-	-	-	-	-	-
Professional Fees	94,305	94,305	-	-	-	-	-
Marketing Costs (market housing)	79,008	79,008	-	-	-	-	-
Marketing Costs (aff housing)	-	-	-	-	-	-	-
Exceptional Development Costs	35,134	35,134	-	-	-	-	-
Planning Obligations Costs	1,613						
Commercial Elements Costs	-						
Community Infrastructure Levy	-						
Developer's Return for Risk and Profit							
Developer's Return (Market housing)	526,720						
Contractor's Return (Aff housing)	-		-	-	-	-	-
Total Development Costs	1,915,598						
Total Operating Profit	718,002						

Per dwelling	per sq m
147,352	1,401
-	-
11,788	112
9,876	94
#DIV/0!	#DIV/0!
4,392	42
202	2
65,840	626
#DIV/0!	#DIV/0!
239,450	2,277
89,750	854

8.0% build costs
3.0% market revenue
#DIV/0! affordable revenue
0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs
20.0% market revenue
#DIV/0! aff build & prof fees

Finance Costs and Residual Value	
DCF Period	No DCF years
Debit Interest Rate	No DCF
Credit Interest Rate	No DCF
Annual Discount Rate	No DCF
Revenue and Capital Contributions	2,633,600
Total Development Cost	1,915,598
Finance Cost	70,729
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	1,986,327
Gross Residual Value	647,273
Agents Fees	7,826
Legal Fees	3,131
Stamp Duty	21,900
Net Residual Value	614,417
per gross ha	2,683,042
per net ha	2,683,042
per dwelling	76,802
per market dwelling	76,802

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

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Summary Results

Site Details	East Devon CS2b 8 dwgs 25%AH 35dph	Site Address	EHAS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	12/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.23	ha	Total	8.00	783.9
Net Area	0.23	ha	Market Housing	6.00	630.9
Net to Gross Ratio	100.0%		Affordable Housing	2.00	152.9
Density	34.93	dwgs per net ha	% Affordable Housing	25.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	8.00	6.00	-	-	-	1.40	0.60
Total GIA (sq m)	783.9	630.9	-	-	-	104.0	48.9
Tenure Split (by % dwellings)		75.0%	0.0%	0.0%	0.0%	17.5%	7.5%
Total Revenue	2,234,700	1,975,200	-	-	-	155,400	104,100
Average Revenue per unit	279,338	329,200	-	-	-	111,000	173,500
Average Revenue per sq m GIA	2,851	3,131	-	-	-	1,494	2,129
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	2,234,700						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	1,106,689	884,113	-	-	-	154,361	68,216	138,336	1,412	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	88,535	70,729	-	-	-	12,349	5,457	11,067	113	8.0% build costs
Marketing Costs (market housing)	59,256	59,256	-	-	-	-	-	9,876	94	3.0% market revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	0.0% affordable revenue
Exceptional Development Costs	30,516	22,887	-	-	-	5,340	2,289	3,815	39	
Planning Obligations Costs	1,613							202	2	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	395,040							65,840	626	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	14,423		-	-	-	10,003	4,420	7,211	94	20.0% market revenue
Total Development Costs	1,696,072							212,009	2,164	6.0% aff build & prof fees
Total Operating Profit	538,628							67,328	687	

Finance Costs and Residual Value		
DCF Period	No DCF	years
Debit Interest Rate	No DCF	
Credit Interest Rate	No DCF	
Annual Discount Rate	No DCF	
Revenue and Capital Contributions	2,234,700	
Total Development Cost	1,696,072	
Finance Cost	66,401	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	1,762,474	
Gross Residual Value	472,226	
Agents Fees	5,736	1.25% residual value (post SDLT)
Legal Fees	2,295	0.50% residual value (post SDLT)
Stamp Duty	13,100	Based on HMRC SDLT rates
Net Residual Value	451,095	
per gross ha	1,969,849	
per net ha	1,969,849	
per dwelling	56,387	
per market dwelling	75,183	

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Summary Results

Site Details	East Devon CS8 16 dwgs 25%AH 80dph	Site Address	EHAS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.25	ha	Total	16.00	1,000.8
Net Area	0.20	ha	Market Housing	12.00	720.4
Net to Gross Ratio	80.0%		Affordable Housing	4.00	280.4
Density	80.00	dwgs per net ha	% Affordable Housing	25.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	16.00	12.00	-	-	-	2.80	1.20
Total GIA (sq m)	1,000.8	720.4	-	-	-	196.4	84.0
Tenure Split (by % dwellings)		75.0%	0.0%	0.0%	0.0%	17.5%	7.5%
Total Revenue	2,662,000	2,191,200	-	-	-	280,000	190,800
Average Revenue per unit	166,375	182,600	-	-	-	100,000	159,000
Average Revenue per sq m GIA	2,660	3,042	-	-	-	1,426	2,271
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	2,662,000						

Scheme Development Costs		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Build Cost (inc external works & contingency)	1,584,945	1,153,296	-	-	-	314,468	117,180
Additional Dwelling Standards	-	-	-	-	-	-	-
Professional Fees	126,796	92,264	-	-	-	25,157	9,374
Marketing Costs (market housing)	65,736	65,736					
Marketing Costs (aff housing)	-	-	-	-	-	-	-
Exceptional Development Costs	9,341	7,006	-	-	-	1,635	701
Planning Obligations Costs	27,226						
Commercial Elements Costs	-						
Community Infrastructure Levy	-						
Developer's Return for Risk and Profit							
Developer's Return (Market housing)	438,240						
Contractor's Return (Aff housing)	27,971		-	-	-	20,378	7,593
Total Development Costs	2,280,254						
Total Operating Profit	381,746						

Per dwelling	per sq m
99,059	1,584
-	-
7,925	127
5,478	91
-	-
584	9
1,702	27
36,520	608
6,993	100
142,516	2,278
23,859	381

8.0% build costs
3.0% market revenue
0.0% affordable revenue
0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs
20.0% market revenue
6.0% aff build & prof fees

Finance Costs and Residual Value		
DCF Period	No DCF	years
Debit Interest Rate	No DCF	
Credit Interest Rate	No DCF	
Annual Discount Rate	No DCF	
Revenue and Capital Contributions	2,662,000	
Total Development Cost	2,280,254	
Finance Cost	95,097	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	2,375,351	
Gross Residual Value	286,649	
Agents Fees	3,539	1.25% residual value (post SDLT)
Legal Fees	1,416	0.50% residual value (post SDLT)
Stamp Duty	3,850	Based on HMRC SDLT rates
Net Residual Value	277,844	
per gross ha	1,111,377	
per net ha	1,389,221	
per dwelling	17,365	
per market dwelling	23,154	

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Summary Results

Site Details	East Devon CS3 30 dwgs 25%AH 35dph	Site Address	EHAS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.90	ha	Total	30.00	2,939.4
Net Area	0.86	ha	Market Housing	22.50	2,366.0
Net to Gross Ratio	95.2%		Affordable Housing	7.50	573.4
Density	35.01	dwgs per net ha	% Affordable Housing	25.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	30.00	22.50	-	-	-	5.25	2.25
Total GIA (sq m)	2,939.4	2,366.0	-	-	-	390.1	183.4
Tenure Split (by % dwellings)		75.0%	0.0%	0.0%	0.0%	17.5%	7.5%
Total Revenue	8,380,111	7,407,000	-	-	-	582,736	390,375
Average Revenue per unit	279,337	329,200	-	-	-	110,997	173,500
Average Revenue per sq m GIA	2,851	3,131	-	-	-	1,494	2,129
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	8,380,111						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	3,961,923	3,155,089	-	-	-	563,863	242,972	132,064	1,348	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	316,954	252,407	-	-	-	45,109	19,438	10,565	108	8.0% build costs
Marketing Costs (market housing)	222,210	222,210	-	-	-	-	-	9,876	94	3.0% market revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	0.0% affordable revenue
Exceptional Development Costs	105,998	79,499	-	-	-	18,550	7,950	3,533	36	
Planning Obligations Costs	51,048							1,702	17	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	1,481,400							65,840	626	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	52,283		-	-	-	36,538	15,745	6,971	91	20.0% market revenue
Total Development Costs	6,191,816							206,394	2,106	6.0% aff build & prof fees
Total Operating Profit	2,188,295							72,943	744	

Finance Costs and Residual Value		
DCF Period	No DCF	years
Debit Interest Rate	No DCF	
Credit Interest Rate	No DCF	
Annual Discount Rate	No DCF	
Revenue and Capital Contributions	8,380,111	
Total Development Cost	6,191,816	
Finance Cost	237,715	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	6,429,532	
Gross Residual Value	1,950,579	
Agents Fees	23,288	1.25% residual value (post SDLT)
Legal Fees	9,315	0.50% residual value (post SDLT)
Stamp Duty	87,000	Based on HMRC SDLT rates
Net Residual Value	1,830,977	
per gross ha	2,034,419	
per net ha	2,136,496	
per dwelling	61,033	
per market dwelling	81,377	

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Summary Results

Site Details	East Devon CS4 50 dwgs 25%AH 35dph	Site Address	EHAS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	1.59	ha	Total	50.00	4,899.1
Net Area	1.43	ha	Market Housing	37.50	3,943.3
Net to Gross Ratio	90.0%		Affordable Housing	12.50	955.7
Density	34.99	dwgs per net ha	% Affordable Housing	25.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	50.00	37.50	-	-	-	8.75	3.75
Total GIA (sq m)	4,899.1	3,943.3	-	-	-	650.1	305.6
Tenure Split (by % dwellings)		75.0%	0.0%	0.0%	0.0%	17.5%	7.5%
Total Revenue	13,966,861	12,345,000	-	-	-	971,236	650,625
Average Revenue per unit	279,337	329,200	-	-	-	110,998	173,500
Average Revenue per sq m GIA	2,851	3,131	-	-	-	1,494	2,129
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	13,966,861						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	6,603,216	5,258,481	-	-	-	939,782	404,953	132,064	1,348	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	528,257	420,678	-	-	-	75,183	32,396	10,565	108	8.0% build costs
Marketing Costs (market housing)	370,350	370,350	-	-	-	-	-	9,876	94	3.0% market revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	0.0% affordable revenue
Exceptional Development Costs	176,664	132,498	-	-	-	30,916	13,250	3,533	36	
Planning Obligations Costs	85,081							1,702	17	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	2,469,000							65,840	626	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	87,139		-	-	-	60,898	26,241	6,971	91	20.0% market revenue
Total Development Costs	10,319,706							206,394	2,106	6.0% aff build & prof fees
Total Operating Profit	3,647,155							72,943	744	

Finance Costs and Residual Value	
DCF Period	2 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	13,966,861
Total Development Cost	10,319,706
Finance Cost	57,119
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	10,376,826
Gross Residual Value	3,590,035
Agents Fees	42,763
Legal Fees	17,105
Stamp Duty	169,002
Net Residual Value	3,361,166
per gross ha	2,117,937
per net ha	2,352,110
per dwelling	67,223
per market dwelling	89,631

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

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Summary Results

Site Details	East Devon CS5 150 dwgs 25%AH 35dph	Site Address	EHAS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings	GIA (sq m)
Gross Area	5.36 ha	Total	150.00	14,697.2
Net Area	4.29 ha	Market Housing	112.50	11,829.9
Net to Gross Ratio	80.0%	Affordable Housing	37.50	2,867.2
Density	35.00 dwgs per net ha	% Affordable Housing	25.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	150.00	112.50	-	-	-	26.25	11.25
Total GIA (sq m)	14,697.2	11,829.9	-	-	-	1,950.4	916.9
Tenure Split (by % dwellings)		75.0%	0.0%	0.0%	0.0%	17.5%	7.5%
Total Revenue	41,900,611	37,035,000	-	-	-	2,913,736	1,951,875
Average Revenue per unit	279,337	329,200	-	-	-	110,999	173,500
Average Revenue per sq m GIA	2,851	3,131	-	-	-	1,494	2,129
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	41,900,611						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	18,694,236	14,824,886	-	-	-	2,730,592	1,138,759	124,628	1,272	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	6.0% build costs
Professional Fees	1,121,654	889,493	-	-	-	163,836	68,326	7,478	76	3.0% market revenue
Marketing Costs (market housing)	1,111,050	1,111,050	-	-	-	-	-	9,876	94	0.0% affordable revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	
Exceptional Development Costs	2,141,592	1,606,194	-	-	-	374,779	160,619	14,277	146	
Planning Obligations Costs	2,280,242							15,202	155	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	7,407,000							65,840	626	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	246,091		-	-	-	173,666	72,425	6,562	86	20.0% market revenue
Total Development Costs	33,001,865							220,012	2,245	6.0% aff build & prof fees
Total Operating Profit	8,898,746							59,325	605	

Finance Costs and Residual Value	
DCF Period	4 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	41,900,611
Total Development Cost	33,001,865
Finance Cost	266,702
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	33,268,567
Gross Residual Value	8,632,044
Agents Fees	102,637
Legal Fees	41,055
Stamp Duty	421,102
Net Residual Value	8,067,250
per gross ha	1,505,927
per net ha	1,882,233
per dwelling	53,782
per market dwelling	71,709

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

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Summary Results

Site Details	East Devon CS6 500 dwgs 25%AH 35dph	Site Address	EHAS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	20.41	ha	Total	500.00	48,990.6
Net Area	14.29	ha	Market Housing	375.00	39,433.1
Net to Gross Ratio	70.0%		Affordable Housing	125.00	9,557.5
Density	35.00	dwgs per net ha	% Affordable Housing	25.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	500.00	375.00	-	-	-	87.50	37.50
Total GIA (sq m)	48,990.6	39,433.1	-	-	-	6,501.3	3,056.3
Tenure Split (by % dwellings)		75.0%	0.0%	0.0%	0.0%	17.5%	7.5%
Total Revenue	139,668,750	123,450,000	-	-	-	9,712,500	6,506,250
Average Revenue per unit	279,338	329,200	-	-	-	111,000	173,500
Average Revenue per sq m GIA	2,851	3,131	-	-	-	1,494	2,129
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	139,668,750						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	60,163,919	47,583,885	-	-	-	8,930,871	3,649,163	120,328	1,228	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	3,609,835	2,855,033	-	-	-	535,852	218,950	7,220	74	6.0% build costs
Marketing Costs (market housing)	3,703,500	3,703,500	-	-	-	-	-	9,876	94	3.0% market revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	0.0% affordable revenue
Exceptional Development Costs	12,078,263	9,058,697	-	-	-	2,113,696	905,870	24,157	247	
Planning Obligations Costs	7,600,805							15,202	155	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	24,690,000							65,840	626	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	800,090		-	-	-	568,003	232,087	6,401	84	20.0% market revenue
Total Development Costs	112,646,412							225,293	2,299	6.0% aff build & prof fees
Total Operating Profit	27,022,338							54,045	552	

Finance Costs and Residual Value	
DCF Period	6 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	139,668,750
Total Development Cost	112,646,412
Finance Cost	2,136,891
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	114,783,303
Gross Residual Value	24,885,447
Agents Fees	295,646
Legal Fees	118,258
Stamp Duty	1,233,772
Net Residual Value	23,237,770
per gross ha	1,138,660
per net ha	1,626,611
per dwelling	46,476
per market dwelling	61,967

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

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Sidmouth, Budleigh Salterton

Summary Results

Site Details	East Devon CS1a 2 dwgs 0%AH 30dph	Site Address	SBS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.07	ha	Total	2.00	222.6
Net Area	0.07	ha	Market Housing	2.00	222.6
Net to Gross Ratio	100.0%		Affordable Housing	-	-
Density	29.85	dwgs per net ha	% Affordable Housing	0.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	2.00	2.00	-	-	-	-	-
Total GIA (sq m)	222.6	222.6	-	-	-	-	-
Tenure Split (by % dwellings)		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Revenue	962,600	962,600	-	-	-	-	-
Average Revenue per unit	481,300	481,300	-	-	-	-	-
Average Revenue per sq m GIA	4,324	4,324	-	-	-	-	-
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	962,600						

Scheme Development Costs		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Build Cost (inc external works & contingency)	326,109	326,109	-	-	-	-	-
Additional Dwelling Standards	-	-	-	-	-	-	-
Professional Fees	26,089	26,089	-	-	-	-	-
Marketing Costs (market housing)	28,878	28,878	-	-	-	-	-
Marketing Costs (aff housing)	-	-	-	-	-	-	-
Exceptional Development Costs	8,793	8,793	-	-	-	-	-
Planning Obligations Costs	403						
Commercial Elements Costs	-						
Community Infrastructure Levy	-						
Developer's Return for Risk and Profit							
Developer's Return (Market housing)	192,520						
Contractor's Return (Aff housing)	-		-	-	-	-	-
Total Development Costs	582,792						
Total Operating Profit	379,808						

Per dwelling	per sq m
163,055	1,465
-	-
13,044	117
14,439	130
#DIV/0!	#DIV/0!
4,397	40
202	2
96,260	865
#DIV/0!	#DIV/0!
291,396	2,618
189,904	1,706

8.0% build costs
3.0% market revenue
#DIV/0! affordable revenue
0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs
20.0% market revenue
#DIV/0! aff build & prof fees

Finance Costs and Residual Value	
DCF Period	No DCF years
Debit Interest Rate	No DCF
Credit Interest Rate	No DCF
Annual Discount Rate	No DCF
Revenue and Capital Contributions	962,600
Total Development Cost	582,792
Finance Cost	19,567
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	602,358
Gross Residual Value	360,242
Agents Fees	4,418
Legal Fees	1,767
Stamp Duty	7,550
Net Residual Value	346,506
per gross ha	5,171,734
per net ha	5,171,734
per dwelling	173,253
per market dwelling	173,253

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

Notes: (use Alt+Enter to start a new line)

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Summary Results

Site Details	East Devon CS2b 8 dwgs 50%AH 35dph	Site Address	SBS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.23	ha	Total	8.00	726.5
Net Area	0.23	ha	Market Housing	4.00	420.6
Net to Gross Ratio	100.0%		Affordable Housing	4.00	305.8
Density	34.93	dwgs per net ha	% Affordable Housing	50.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	8.00	4.00	-	-	-	2.80	1.20
Total GIA (sq m)	726.5	420.6	-	-	-	208.0	97.8
Tenure Split (by % dwellings)		50.0%	0.0%	0.0%	0.0%	35.0%	15.0%
Total Revenue	2,271,000	1,730,400	-	-	-	310,800	229,800
Average Revenue per unit	283,875	432,600	-	-	-	111,000	191,500
Average Revenue per sq m GIA	3,126	4,114	-	-	-	1,494	2,350
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	2,271,000						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	1,034,562	589,409	-	-	-	308,722	136,431	129,320	1,424	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	82,765	47,153	-	-	-	24,698	10,914	10,346	114	8.0% build costs
Marketing Costs (market housing)	51,912	51,912	-	-	-	-	-	12,978	123	3.0% market revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	0.0% affordable revenue
Exceptional Development Costs	24,398	12,199	-	-	-	8,539	3,660	3,050	34	
Planning Obligations Costs	1,613							202	2	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	346,080							86,520	823	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	28,846		-	-	-	20,005	8,841	7,211	94	20.0% market revenue
Total Development Costs	1,570,175							196,272	2,161	6.0% aff build & prof fees
Total Operating Profit	700,825							87,603	965	

Finance Costs and Residual Value		
DCF Period	No DCF	years
Debit Interest Rate	No DCF	
Credit Interest Rate	No DCF	
Annual Discount Rate	No DCF	
Revenue and Capital Contributions	2,271,000	
Total Development Cost	1,570,175	
Finance Cost	62,074	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	1,632,249	
Gross Residual Value	638,751	
Agents Fees	7,719	1.25% residual value (post SDLT)
Legal Fees	3,088	0.50% residual value (post SDLT)
Stamp Duty	21,450	Based on HMRC SDLT rates
Net Residual Value	606,494	
per gross ha	2,648,445	
per net ha	2,648,445	
per dwelling	75,812	
per market dwelling	151,623	

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Summary Results

Site Details	East Devon CS2a 8 dwgs 0%AH 35dph	Site Address	SBS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.23	ha	Total	8.00	841.2
Net Area	0.23	ha	Market Housing	8.00	841.2
Net to Gross Ratio	100.0%		Affordable Housing	-	-
Density	34.93	dwgs per net ha	% Affordable Housing	0.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	8.00		-	-	-	-	-
Total GIA (sq m)	841.2	841.2	-	-	-	-	-
Tenure Split (by % dwellings)		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Revenue	3,460,800	3,460,800	-	-	-	-	-
Average Revenue per unit	432,600	432,600	-	-	-	-	-
Average Revenue per sq m GIA	4,114	4,114	-	-	-	-	-
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	3,460,800						

Scheme Development Costs		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Build Cost (inc external works & contingency)	1,178,817	1,178,817	-	-	-	-	-
Additional Dwelling Standards	-	-	-	-	-	-	-
Professional Fees	94,305	94,305	-	-	-	-	-
Marketing Costs (market housing)	103,824	103,824	-	-	-	-	-
Marketing Costs (aff housing)	-	-	-	-	-	-	-
Exceptional Development Costs	35,134	35,134	-	-	-	-	-
Planning Obligations Costs	1,613						
Commercial Elements Costs	-						
Community Infrastructure Levy	-						
Developer's Return for Risk and Profit							
Developer's Return (Market housing)	692,160						
Contractor's Return (Aff housing)	-		-	-	-	-	-
Total Development Costs	2,105,854						
Total Operating Profit	1,354,946						

Per dwelling	per sq m
147,352	1,401
-	-
11,788	112
12,978	123
#DIV/0!	#DIV/0!
4,392	42
202	2
86,520	823
#DIV/0!	#DIV/0!
263,232	2,503
169,368	1,611

8.0% build costs
3.0% market revenue
#DIV/0! affordable revenue
0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs
20.0% market revenue
#DIV/0! aff build & prof fees

Finance Costs and Residual Value		
DCF Period	No DCF	years
Debit Interest Rate	No DCF	
Credit Interest Rate	No DCF	
Annual Discount Rate	No DCF	
Revenue and Capital Contributions	3,460,800	
Total Development Cost	2,105,854	
Finance Cost	70,729	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	2,176,583	
Gross Residual Value	1,284,217	
Agents Fees	15,379	1.25% residual value (post SDLT)
Legal Fees	6,152	0.50% residual value (post SDLT)
Stamp Duty	53,700	Based on HMRC SDLT rates
Net Residual Value	1,208,987	
per gross ha	5,279,420	
per net ha	5,279,420	
per dwelling	151,123	
per market dwelling	151,123	

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Summary Results

Site Details	East Devon CS8 16 dwgs 50%AH 80dph	Site Address	SBS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.25	ha	Total	16.00	1,041.1
Net Area	0.20	ha	Market Housing	8.00	480.2
Net to Gross Ratio	80.0%		Affordable Housing	8.00	560.8
Density	80.00	dwgs per net ha	% Affordable Housing	50.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	16.00	8.00	-	-	-	5.60	2.40
Total GIA (sq m)	1,041.1	480.2	-	-	-	392.8	168.0
Tenure Split (by % dwellings)		50.0%	0.0%	0.0%	0.0%	35.0%	15.0%
Total Revenue	2,811,200	1,828,800	-	-	-	560,000	422,400
Average Revenue per unit	175,700	228,600	-	-	-	100,000	176,000
Average Revenue per sq m GIA	2,700	3,808	-	-	-	1,426	2,514
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	2,811,200						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	1,632,161	768,864	-	-	-	628,937	234,360	102,010	1,568	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	130,573	61,509	-	-	-	50,315	18,749	8,161	125	8.0% build costs
Marketing Costs (market housing)	54,864	54,864						6,858	114	3.0% market revenue
Marketing Costs (aff housing)	-		-	-	-	-	-	-	-	0.0% affordable revenue
Exceptional Development Costs	14,915	7,458	-	-	-	5,220	2,237	932	14	
Planning Obligations Costs	27,226							1,702	26	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	365,760							45,720	762	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	55,942		-	-	-	40,755	15,187	6,993	100	20.0% market revenue
Total Development Costs	2,281,440							142,590	2,191	6.0% aff build & prof fees
Total Operating Profit	529,760							33,110	509	

Finance Costs and Residual Value		
DCF Period	No DCF	years
Debit Interest Rate	No DCF	
Credit Interest Rate	No DCF	
Annual Discount Rate	No DCF	
Revenue and Capital Contributions	2,811,200	
Total Development Cost	2,281,440	
Finance Cost	97,930	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	2,379,370	
Gross Residual Value	431,830	
Agents Fees	5,261	1.25% residual value (post SDLT)
Legal Fees	2,105	0.50% residual value (post SDLT)
Stamp Duty	11,100	Based on HMRC SDLT rates
Net Residual Value	413,364	
per gross ha	1,653,457	
per net ha	2,066,821	
per dwelling	25,835	
per market dwelling	51,671	

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Summary Results

Site Details	East Devon CS3 30 dwgs 50%AH 35dph	Site Address	SBS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.90	ha	Total	30.00	2,724.2
Net Area	0.86	ha	Market Housing	15.00	1,577.3
Net to Gross Ratio	95.2%		Affordable Housing	15.00	1,146.9
Density	35.01	dwgs per net ha	% Affordable Housing	50.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	30.00	15.00	-	-	-	10.50	4.50
Total GIA (sq m)	2,724.2	1,577.3	-	-	-	780.2	366.8
Tenure Split (by % dwellings)		50.0%	0.0%	0.0%	0.0%	35.0%	15.0%
Total Revenue	8,516,250	6,489,000	-	-	-	1,165,500	861,750
Average Revenue per unit	283,875	432,600	-	-	-	111,000	191,500
Average Revenue per sq m GIA	3,126	4,114	-	-	-	1,494	2,350
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	8,516,250						

Scheme Development Costs		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Build Cost (inc external works & contingency)	3,717,092	2,103,392	-	-	-	1,127,756	485,944
Additional Dwelling Standards	-	-	-	-	-	-	-
Professional Fees	297,367	168,271	-	-	-	90,220	38,876
Marketing Costs (market housing)	194,670	194,670	-	-	-	-	-
Marketing Costs (aff housing)	-	-	-	-	-	-	-
Exceptional Development Costs	91,493	45,747	-	-	-	32,023	13,724
Planning Obligations Costs	51,048						
Commercial Elements Costs	-						
Community Infrastructure Levy	-						
Developer's Return for Risk and Profit							
Developer's Return (Market housing)	1,297,800						
Contractor's Return (Aff housing)	104,568		-	-	-	73,079	31,489
Total Development Costs	5,754,039						
Total Operating Profit	2,762,211						

Per dwelling	per sq m
123,903	1,364
-	-
9,912	109
12,978	123
-	-
3,050	34
1,702	19
86,520	823
6,971	91
191,801	2,112
92,074	1,014

8.0%	build costs
3.0%	market revenue
0.0%	affordable revenue
0.0%	CIL as %Revenue
£0.00	per market sq m
0.0%	CIL as %Dev Costs
20.0%	market revenue
6.0%	aff build & prof fees

Finance Costs and Residual Value		
DCF Period	No DCF	years
Debit Interest Rate	No DCF	
Credit Interest Rate	No DCF	
Annual Discount Rate	No DCF	
Revenue and Capital Contributions	8,516,250	
Total Development Cost	5,754,039	
Finance Cost	223,026	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	5,977,064	
Gross Residual Value	2,539,186	
Agents Fees	30,294	1.25% residual value (post SDLT)
Legal Fees	12,118	0.50% residual value (post SDLT)
Stamp Duty	116,500	Based on HMRC SDLT rates
Net Residual Value	2,380,274	
per gross ha	2,644,749	
per net ha	2,777,450	
per dwelling	79,342	
per market dwelling	158,685	

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Summary Results

Site Details	East Devon CS4 50 dwgs 50%AH 35dph	Site Address	SBS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	1.59	ha	Total	50.00	4,540.4
Net Area	1.43	ha	Market Housing	25.00	2,628.9
Net to Gross Ratio	90.0%		Affordable Housing	25.00	1,911.5
Density	34.99	dwgs per net ha	% Affordable Housing	50.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	50.00	25.00	-	-	-	17.50	7.50
Total GIA (sq m)	4,540.4	2,628.9	-	-	-	1,300.3	611.3
Tenure Split (by % dwellings)		50.0%	0.0%	0.0%	0.0%	35.0%	15.0%
Total Revenue	14,193,750	10,815,000	-	-	-	1,942,500	1,436,250
Average Revenue per unit	283,875	432,600	-	-	-	111,000	191,500
Average Revenue per sq m GIA	3,126	4,114	-	-	-	1,494	2,350
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	14,193,750						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	6,195,154	3,505,654	-	-	-	1,879,594	809,906	123,903	1,364	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	495,612	280,452	-	-	-	150,367	64,793	9,912	109	8.0% build costs
Marketing Costs (market housing)	324,450	324,450						12,978	123	3.0% market revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	0.0% affordable revenue
Exceptional Development Costs	152,488	76,244	-	-	-	53,371	22,873	3,050	34	
Planning Obligations Costs	85,081							1,702	19	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	2,163,000							86,520	823	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	174,280		-	-	-	121,798	52,482	6,971	91	20.0% market revenue
Total Development Costs	9,590,064							191,801	2,112	6.0% aff build & prof fees
Total Operating Profit	4,603,686							92,074	1,014	

Finance Costs and Residual Value	
DCF Period	2 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	14,193,750
Total Development Cost	9,590,064
Finance Cost	12,517
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	9,602,581
Gross Residual Value	4,591,169
Agents Fees	54,651
Legal Fees	21,861
Stamp Duty	219,058
Net Residual Value	4,295,598
per gross ha	2,706,741
per net ha	3,006,017
per dwelling	85,912
per market dwelling	171,824

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

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Summary Results

Site Details	East Devon CS5 150 dwgs 50%AH 35dph	Site Address	SBS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings	GIA (sq m)
Gross Area	5.36 ha	Total	150.00	13,621.1
Net Area	4.29 ha	Market Housing	75.00	7,886.6
Net to Gross Ratio	80.0%	Affordable Housing	75.00	5,734.5
Density	35.00 dwgs per net ha	% Affordable Housing	50.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	150.00	75.00	-	-	-	52.50	22.50
Total GIA (sq m)	13,621.1	7,886.6	-	-	-	3,900.8	1,833.8
Tenure Split (by % dwellings)		50.0%	0.0%	0.0%	0.0%	35.0%	15.0%
Total Revenue	42,581,250	32,445,000	-	-	-	5,827,500	4,308,750
Average Revenue per unit	283,875	432,600	-	-	-	111,000	191,500
Average Revenue per sq m GIA	3,126	4,114	-	-	-	1,494	2,350
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	42,581,250						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	17,621,987	9,883,257	-	-	-	5,461,213	2,277,518	117,480	1,294	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	6.0% build costs
Professional Fees	1,057,319	592,995	-	-	-	327,673	136,651	7,049	78	3.0% market revenue
Marketing Costs (market housing)	973,350	973,350	-	-	-	-	-	12,978	123	0.0% affordable revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	
Exceptional Development Costs	1,977,327	988,664	-	-	-	692,064	296,599	13,182	145	
Planning Obligations Costs	2,280,242							15,202	167	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	6,489,000							86,520	823	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	492,183		-	-	-	347,333	144,850	6,562	86	20.0% market revenue
Total Development Costs	30,891,408							205,943	2,268	6.0% aff build & prof fees
Total Operating Profit	11,689,842							77,932	858	

Finance Costs and Residual Value	
DCF Period	4 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	42,581,250
Total Development Cost	30,891,408
Finance Cost	206,945
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	31,098,354
Gross Residual Value	11,482,896
Agents Fees	136,491
Legal Fees	54,596
Stamp Duty	563,645
Net Residual Value	10,728,165
per gross ha	2,002,644
per net ha	2,503,072
per dwelling	71,521
per market dwelling	143,042

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

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Rural

Summary Results

Site Details	East Devon CS1a 2 dwgs 0%AH 30dph	Site Address	Rural	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.07	ha	Total	2.00	222.6
Net Area	0.07	ha	Market Housing	2.00	222.6
Net to Gross Ratio	100.0%		Affordable Housing	-	-
Density	29.85	dwgs per net ha	% Affordable Housing	0.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	2.00	2.00	-	-	-	-	-
Total GIA (sq m)	222.6	222.6	-	-	-	-	-
Tenure Split (by % dwellings)		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Revenue	771,700	771,700	-	-	-	-	-
Average Revenue per unit	385,850	385,850	-	-	-	-	-
Average Revenue per sq m GIA	3,467	3,467	-	-	-	-	-
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	771,700						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	326,109	326,109	-	-	-	-	-	163,055	1,465	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	26,089	26,089	-	-	-	-	-	13,044	117	8.0% build costs
Marketing Costs (market housing)	23,151	23,151						11,576	104	3.0% market revenue
Marketing Costs (aff housing)	-		-	-	-	-	-	#DIV/0!	#DIV/0!	#DIV/0! affordable revenue
Exceptional Development Costs	8,793	8,793	-	-	-	-	-	4,397	40	
Planning Obligations Costs	403							202	2	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	154,340							77,170	693	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	-		-	-	-	-	-	#DIV/0!	#DIV/0!	
Total Development Costs	538,885							269,442	2,421	20.0% market revenue
Total Operating Profit	232,815							116,408	1,046	#DIV/0! aff build & prof fees

Finance Costs and Residual Value		
DCF Period	No DCF	years
Debit Interest Rate	No DCF	
Credit Interest Rate	No DCF	
Annual Discount Rate	No DCF	
Revenue and Capital Contributions	771,700	
Total Development Cost	538,885	
Finance Cost	19,567	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	558,451	
Gross Residual Value	213,249	
Agents Fees	2,650	1.25% residual value (post SDLT)
Legal Fees	1,060	0.50% residual value (post SDLT)
Stamp Duty	2,000	Based on HMRC SDLT rates
Net Residual Value	207,539	
per gross ha	3,097,590	
per net ha	3,097,590	
per dwelling	103,769	
per market dwelling	103,769	

Notes: (use Alt+Enter to start a new line)

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Summary Results

Site Details	East Devon CS2a 8 dwgs 0%AH 35dph	Site Address	Rural	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.23	ha	Total	8.00	841.2
Net Area	0.23	ha	Market Housing	8.00	841.2
Net to Gross Ratio	100.0%		Affordable Housing	-	-
Density	34.93	dwgs per net ha	% Affordable Housing	0.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	8.00		-	-	-	-	-
Total GIA (sq m)	841.2	841.2	-	-	-	-	-
Tenure Split (by % dwellings)		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Revenue	2,731,200	2,731,200	-	-	-	-	-
Average Revenue per unit	341,400	341,400	-	-	-	-	-
Average Revenue per sq m GIA	3,247	3,247	-	-	-	-	-
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	2,731,200						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	1,178,817	1,178,817	-	-	-	-	-	147,352	1,401	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	94,305	94,305	-	-	-	-	-	11,788	112	8.0% build costs
Marketing Costs (market housing)	81,936	81,936	-	-	-	-	-	10,242	97	3.0% market revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	#DIV/0!	#DIV/0!	#DIV/0! affordable revenue
Exceptional Development Costs	35,134	35,134	-	-	-	-	-	4,392	42	
Planning Obligations Costs	1,613							202	2	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	546,240							68,280	649	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	-		-	-	-	-	-	#DIV/0!	#DIV/0!	
Total Development Costs	1,938,046							242,256	2,304	20.0% market revenue
Total Operating Profit	793,154							99,144	943	#DIV/0! aff build & prof fees

Finance Costs and Residual Value		
DCF Period	No DCF	years
Debit Interest Rate	No DCF	
Credit Interest Rate	No DCF	
Annual Discount Rate	No DCF	
Revenue and Capital Contributions	2,731,200	
Total Development Cost	1,938,046	
Finance Cost	70,729	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	2,008,775	
Gross Residual Value	722,425	
Agents Fees	8,705	1.25% residual value (post SDLT)
Legal Fees	3,482	0.50% residual value (post SDLT)
Stamp Duty	25,600	Based on HMRC SDLT rates
Net Residual Value	684,638	
per gross ha	2,989,687	
per net ha	2,989,687	
per dwelling	85,580	
per market dwelling	85,580	

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Summary Results

Site Details	East Devon CS2b 8 dwgs 50%AH 35dph	Site Address	Rural	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.23	ha	Total	8.00	726.5
Net Area	0.23	ha	Market Housing	4.00	420.6
Net to Gross Ratio	100.0%		Affordable Housing	4.00	305.8
Density	34.93	dwgs per net ha	% Affordable Housing	50.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	8.00	4.00	-	-	-	2.80	1.20
Total GIA (sq m)	726.5	420.6	-	-	-	208.0	97.8
Tenure Split (by % dwellings)		50.0%	0.0%	0.0%	0.0%	35.0%	15.0%
Total Revenue	1,906,200	1,365,600	-	-	-	310,800	229,800
Average Revenue per unit	238,275	341,400	-	-	-	111,000	191,500
Average Revenue per sq m GIA	2,624	3,247	-	-	-	1,494	2,350
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	1,906,200						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	1,034,562	589,409	-	-	-	308,722	136,431	129,320	1,424	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	82,765	47,153	-	-	-	24,698	10,914	10,346	114	8.0% build costs
Marketing Costs (market housing)	40,968	40,968	-	-	-	-	-	10,242	97	3.0% market revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	0.0% affordable revenue
Exceptional Development Costs	24,398	12,199	-	-	-	8,539	3,660	3,050	34	
Planning Obligations Costs	1,613							202	2	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	273,120							68,280	649	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	28,846		-	-	-	20,005	8,841	7,211	94	20.0% market revenue
Total Development Costs	1,486,271							185,784	2,046	6.0% aff build & prof fees
Total Operating Profit	419,929							52,491	578	

Finance Costs and Residual Value		
DCF Period	No DCF	years
Debit Interest Rate	No DCF	
Credit Interest Rate	No DCF	
Annual Discount Rate	No DCF	
Revenue and Capital Contributions	1,906,200	
Total Development Cost	1,486,271	
Finance Cost	62,074	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	1,548,345	
Gross Residual Value	357,855	
Agents Fees	4,394	1.25% residual value (post SDLT)
Legal Fees	1,758	0.50% residual value (post SDLT)
Stamp Duty	7,450	Based on HMRC SDLT rates
Net Residual Value	344,253	
per gross ha	1,503,287	
per net ha	1,503,287	
per dwelling	43,032	
per market dwelling	86,063	

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Summary Results

Site Details	East Devon CS3 30 dwgs 50%AH 35dph	Site Address	Rural	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.90	ha	Total	30.00	2,724.2
Net Area	0.86	ha	Market Housing	15.00	1,577.3
Net to Gross Ratio	95.2%		Affordable Housing	15.00	1,146.9
Density	35.01	dwgs per net ha	% Affordable Housing	50.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	30.00	15.00	-	-	-	10.50	4.50
Total GIA (sq m)	2,724.2	1,577.3	-	-	-	780.2	366.8
Tenure Split (by % dwellings)		50.0%	0.0%	0.0%	0.0%	35.0%	15.0%
Total Revenue	7,148,250	5,121,000	-	-	-	1,165,500	861,750
Average Revenue per unit	238,275	341,400	-	-	-	111,000	191,500
Average Revenue per sq m GIA	2,624	3,247	-	-	-	1,494	2,350
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	7,148,250						

Scheme Development Costs		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Build Cost (inc external works & contingency)	3,717,092	2,103,392	-	-	-	1,127,756	485,944
Additional Dwelling Standards	-	-	-	-	-	-	-
Professional Fees	297,367	168,271	-	-	-	90,220	38,876
Marketing Costs (market housing)	153,630	153,630					
Marketing Costs (aff housing)	-	-	-	-	-	-	-
Exceptional Development Costs	91,493	45,747	-	-	-	32,023	13,724
Planning Obligations Costs	51,048						
Commercial Elements Costs	-						
Community Infrastructure Levy	-						
Developer's Return for Risk and Profit							
Developer's Return (Market housing)	1,024,200						
Contractor's Return (Aff housing)	104,568		-	-	-	73,079	31,489
Total Development Costs	5,439,399						
Total Operating Profit	1,708,851						

Per dwelling	per sq m
123,903	1,364
-	-
9,912	109
10,242	97
-	-
3,050	34
1,702	19
68,280	649
6,971	91
181,313	1,997
56,962	627

8.0% build costs
3.0% market revenue
0.0% affordable revenue
0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs
20.0% market revenue
6.0% aff build & prof fees

Finance Costs and Residual Value		
DCF Period	No DCF	years
Debit Interest Rate	No DCF	
Credit Interest Rate	No DCF	
Annual Discount Rate	No DCF	
Revenue and Capital Contributions	7,148,250	
Total Development Cost	5,439,399	
Finance Cost	223,026	
Annual Discount Rate Cost	-	
Total Dev Cost, Finance Cost & ADR Cost	5,662,424	
Gross Residual Value	1,485,826	
Agents Fees	17,789	1.25% residual value (post SDLT)
Legal Fees	7,116	0.50% residual value (post SDLT)
Stamp Duty	63,850	Based on HMRC SDLT rates
Net Residual Value	1,397,071	
per gross ha	1,552,301	
per net ha	1,630,187	
per dwelling	46,569	
per market dwelling	93,138	

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Summary Results

Site Details	East Devon CS4 50 dwgs 50%AH 35dph	Site Address	Rural	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	1.59	ha	Total	50.00	4,540.4
Net Area	1.43	ha	Market Housing	25.00	2,628.9
Net to Gross Ratio	90.0%		Affordable Housing	25.00	1,911.5
Density	34.99	dwgs per net ha	% Affordable Housing	50.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	50.00	25.00	-	-	-	17.50	7.50
Total GIA (sq m)	4,540.4	2,628.9	-	-	-	1,300.3	611.3
Tenure Split (by % dwellings)		50.0%	0.0%	0.0%	0.0%	35.0%	15.0%
Total Revenue	11,913,750	8,535,000	-	-	-	1,942,500	1,436,250
Average Revenue per unit	238,275	341,400	-	-	-	111,000	191,500
Average Revenue per sq m GIA	2,624	3,247	-	-	-	1,494	2,350
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	11,913,750						

Scheme Development Costs		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Build Cost (inc external works & contingency)	6,195,154	3,505,654	-	-	-	1,879,594	809,906
Additional Dwelling Standards	-	-	-	-	-	-	-
Professional Fees	495,612	280,452	-	-	-	150,367	64,793
Marketing Costs (market housing)	256,050	256,050	-	-	-	-	-
Marketing Costs (aff housing)	-	-	-	-	-	-	-
Exceptional Development Costs	152,488	76,244	-	-	-	53,371	22,873
Planning Obligations Costs	85,081						
Commercial Elements Costs	-						
Community Infrastructure Levy	-						
Developer's Return for Risk and Profit							
Developer's Return (Market housing)	1,707,000						
Contractor's Return (Aff housing)	174,280		-	-	-	121,798	52,482
Total Development Costs	9,065,664						
Total Operating Profit	2,848,086						

Per dwelling	per sq m
123,903	1,364
-	-
9,912	109
10,242	97
-	-
3,050	34
1,702	19
68,280	649
6,971	91
181,313	1,997
56,962	627

8.0%	build costs
3.0%	market revenue
0.0%	affordable revenue
0.0%	CIL as %Revenue
£0.00	per market sq m
0.0%	CIL as %Dev Costs
20.0%	market revenue
6.0%	aff build & prof fees

Finance Costs and Residual Value	
DCF Period	2 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	11,913,750
Total Development Cost	9,065,664
Finance Cost	74,077
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	9,139,741
Gross Residual Value	2,774,009
Agents Fees	33,073
Legal Fees	13,229
Stamp Duty	128,200
Net Residual Value	2,599,507
per gross ha	1,638,000
per net ha	1,819,109
per dwelling	51,990
per market dwelling	103,980

1.25%	residual value (post SDLT)
0.50%	residual value (post SDLT)
Based on HMRC SDLT rates	

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Summary Results

Site Details	East Devon CS5 150 dwgs 50%AH 35dph	Site Address	SBS	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings	GIA (sq m)
Gross Area	5.36 ha	Total	150.00	13,621.1
Net Area	4.29 ha	Market Housing	75.00	7,886.6
Net to Gross Ratio	80.0%	Affordable Housing	75.00	5,734.5
Density	35.00 dwgs per net ha	% Affordable Housing	50.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	150.00	75.00	-	-	-	52.50	22.50
Total GIA (sq m)	13,621.1	7,886.6	-	-	-	3,900.8	1,833.8
Tenure Split (by % dwellings)		50.0%	0.0%	0.0%	0.0%	35.0%	15.0%
Total Revenue	35,741,250	25,605,000	-	-	-	5,827,500	4,308,750
Average Revenue per unit	238,275	341,400	-	-	-	111,000	191,500
Average Revenue per sq m GIA	2,624	3,247	-	-	-	1,494	2,350
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	35,741,250						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	17,621,987	9,883,257	-	-	-	5,461,213	2,277,518	117,480	1,294	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	6.0% build costs
Professional Fees	1,057,319	592,995	-	-	-	327,673	136,651	7,049	78	3.0% market revenue
Marketing Costs (market housing)	768,150	768,150	-	-	-	-	-	10,242	97	0.0% affordable revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	
Exceptional Development Costs	1,977,327	988,664	-	-	-	692,064	296,599	13,182	145	
Planning Obligations Costs	2,280,242							15,202	167	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	5,121,000							68,280	649	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	492,183		-	-	-	347,333	144,850	6,562	86	20.0% market revenue
Total Development Costs	29,318,208							195,455	2,152	6.0% aff build & prof fees
Total Operating Profit	6,423,042							42,820	472	

Finance Costs and Residual Value	
DCF Period	4 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	35,741,250
Total Development Cost	29,318,208
Finance Cost	348,658
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	29,666,866
Gross Residual Value	6,074,384
Agents Fees	72,265
Legal Fees	28,906
Stamp Duty	293,219
Net Residual Value	5,679,994
per gross ha	1,060,294
per net ha	1,325,244
per dwelling	37,867
per market dwelling	75,733

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

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Summary Results

Site Details	East Devon CS5 150 dwgs 25%AH 35dph	Site Address	EoE	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings	GIA (sq m)
Gross Area	5.36 ha	Total	150.00	14,697.2
Net Area	4.29 ha	Market Housing	112.50	11,829.9
Net to Gross Ratio	80.0%	Affordable Housing	37.50	2,867.2
Density	35.00 dwgs per net ha	% Affordable Housing	25.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	150.00	112.50	-	-	-	26.25	11.25
Total GIA (sq m)	14,697.2	11,829.9	-	-	-	1,950.4	916.9
Tenure Split (by % dwellings)		75.0%	0.0%	0.0%	0.0%	17.5%	7.5%
Total Revenue	43,446,554	37,771,875	-	-	-	3,615,929	2,058,750
Average Revenue per unit	289,644	335,750	-	-	-	137,750	183,000
Average Revenue per sq m GIA	2,956	3,193	-	-	-	1,854	2,245
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	43,446,554						

Scheme Development Costs		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Build Cost (inc external works & contingency)	18,694,236	14,824,886	-	-	-	2,730,592	1,138,759
Additional Dwelling Standards	-	-	-	-	-	-	-
Professional Fees	1,121,654	889,493	-	-	-	163,836	68,326
Marketing Costs (market housing)	1,133,156	1,133,156	-	-	-	-	-
Marketing Costs (aff housing)	-	-	-	-	-	-	-
Exceptional Development Costs	2,891,592	2,168,694	-	-	-	506,029	216,869
Planning Obligations Costs	2,280,242						
Commercial Elements Costs	-						
Community Infrastructure Levy	-						
Developer's Return for Risk and Profit							
Developer's Return (Market housing)	7,554,375						
Contractor's Return (Aff housing)	246,091		-	-	-	173,666	72,425
Total Development Costs	33,921,346						
Total Operating Profit	9,525,208						

Per dwelling	per sq m
124,628	1,272
-	-
7,478	76
10,073	96
-	-
19,277	197
15,202	155
67,150	639
6,562	86
226,142	2,308
63,501	648

6.0% build costs
3.0% market revenue
0.0% affordable revenue
0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs
20.0% market revenue
6.0% aff build & prof fees

Finance Costs and Residual Value	
DCF Period	4 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	43,446,554
Total Development Cost	33,921,346
Finance Cost	252,307
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	34,173,653
Gross Residual Value	9,272,901
Agents Fees	110,247
Legal Fees	44,099
Stamp Duty	453,145
Net Residual Value	8,665,410
per gross ha	1,617,586
per net ha	2,021,794
per dwelling	57,769
per market dwelling	77,026

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

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Summary Results

Site Details	East Devon CS6 500 dwgs 25%AH 35dph	Site Address	EoE	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings	GIA (sq m)
Gross Area	20.41 ha	Total	500.00	48,990.6
Net Area	14.29 ha	Market Housing	375.00	39,433.1
Net to Gross Ratio	70.0%	Affordable Housing	125.00	9,557.5
Density	35.00 dwgs per net ha	% Affordable Housing	25.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	500.00	375.00	-	-	-	87.50	37.50
Total GIA (sq m)	48,990.6	39,433.1	-	-	-	6,501.3	3,056.3
Tenure Split (by % dwellings)		75.0%	0.0%	0.0%	0.0%	17.5%	7.5%
Total Revenue	144,821,875	125,906,250	-	-	-	12,053,125	6,862,500
Average Revenue per unit	289,644	335,750	-	-	-	137,750	183,000
Average Revenue per sq m GIA	2,956	3,193	-	-	-	1,854	2,245
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	144,821,875						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	60,163,919	47,583,885	-	-	-	8,930,871	3,649,163	120,328	1,228	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	3,609,835	2,855,033	-	-	-	535,852	218,950	7,220	74	6.0% build costs
Marketing Costs (market housing)	3,777,188	3,777,188	-	-	-	-	-	10,073	96	3.0% market revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	0.0% affordable revenue
Exceptional Development Costs	12,078,263	9,058,697	-	-	-	2,113,696	905,870	24,157	247	
Planning Obligations Costs	7,600,805							15,202	155	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	25,181,250							67,150	639	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	800,090		-	-	-	568,003	232,087	6,401	84	20.0% market revenue
Total Development Costs	113,211,350							226,423	2,311	6.0% aff build & prof fees
Total Operating Profit	31,610,525							63,221	645	

Finance Costs and Residual Value	
DCF Period	6 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	144,821,875
Total Development Cost	113,211,350
Finance Cost	1,899,989
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	115,111,338
Gross Residual Value	29,710,537
Agents Fees	352,944
Legal Fees	141,178
Stamp Duty	1,475,027
Net Residual Value	27,741,388
per gross ha	1,359,339
per net ha	1,941,858
per dwelling	55,483
per market dwelling	73,977

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

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Summary Results

Site Details	East Devon CS7 900 dwgs 25%AH 35dph	Site Address	EoE	Site Reference	
				Application No	Revised build cost
Scheme Description		Notes		Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	46.75	ha	Total	900.00	88,183.1
Net Area	25.71	ha	Market Housing	675.00	70,979.6
Net to Gross Ratio	55.0%		Affordable Housing	225.00	17,203.5
Density	35.00	dwgs per net ha	% Affordable Housing	25.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	900.00	675.00	-	-	-	157.50	67.50
Total GIA (sq m)	88,183.1	70,979.6	-	-	-	11,702.3	5,501.3
Tenure Split (by % dwellings)		75.0%	0.0%	0.0%	0.0%	17.5%	7.5%
Total Revenue	260,679,375	226,631,250	-	-	-	21,695,625	12,352,500
Average Revenue per unit	289,644	335,750	-	-	-	137,750	183,000
Average Revenue per sq m GIA	2,956	3,193	-	-	-	1,854	2,245
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	260,679,375						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	108,295,054	85,650,993	-	-	-	16,075,568	6,568,493	120,328	1,228	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	6,497,703	5,139,060	-	-	-	964,534	394,110	7,220	74	6.0% build costs
Marketing Costs (market housing)	6,798,938	6,798,938	-	-	-	-	-	10,073	96	3.0% market revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	0.0% affordable revenue
Exceptional Development Costs	21,740,873	16,305,655	-	-	-	3,804,653	1,630,565	24,157	247	
Planning Obligations Costs	13,681,449							15,202	155	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	45,326,250							67,150	639	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	1,440,162		-	-	-	1,022,406	417,756	6,401	84	20.0% market revenue
Total Development Costs	203,780,429							226,423	2,311	6.0% aff build & prof fees
Total Operating Profit	56,898,946							63,221	645	

Finance Costs and Residual Value	
DCF Period	7 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	260,679,375
Total Development Cost	203,780,429
Finance Cost	3,654,195
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	207,434,624
Gross Residual Value	53,244,751
Agents Fees	632,413
Legal Fees	252,965
Stamp Duty	2,651,738
Net Residual Value	49,707,636
per gross ha	1,063,197
per net ha	1,933,096
per dwelling	55,231
per market dwelling	73,641

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

Notes: (use Alt+Enter to start a new line)

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Cranbrook

Summary Results

Site Details	Cranbrook 4000 dwellings 15%AH	Site Address	Cranbrook	Site Reference	19/12/2018 v2
Scheme Description	Revised s106 costs and fees applied 14Jan19 17.5% developer profit	Notes		Application No	WWA build costs
				Date Saved	14/01/2019

Site Details			Dwellings	GIA (sq m)
Gross Area	227.94 ha	Total	4,000.00	380,585.0
Net Area	99.11 ha	Market Housing	3,400.00	334,730.0
Net to Gross Ratio	43.5%	Affordable Housing	600.00	45,855.0
Density	40.36 dwgs per net ha	% Affordable Housing	15.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	4,000.00	3,400.00	-	-	-	420.00	180.00
Total GIA (sq m)	380,585.0	334,730.0	-	-	-	31,185.0	14,670.0
Tenure Split (by % dwellings)		85.0%	0.0%	0.0%	0.0%	10.5%	4.5%
Total Revenue	1,063,075,000	974,440,000	-	-	-	57,855,000	30,780,000
Average Revenue per unit	265,769	286,600	-	-	-	137,750	171,000
Average Revenue per sq m GIA	2,793	2,911	-	-	-	1,855	2,098
Total Capital Contributions	20,665,000						
Total Commercial Elements	-						
Total Scheme Revenue	1,083,740,000						

Scheme Development Costs		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Build Cost (inc external works & contingency)	471,529,592	414,717,081	-	-	-	38,636,968	18,175,543
Additional Dwelling Standards	-	-	-	-	-	-	-
Professional Fees	23,289,554	20,483,499	-	-	-	1,908,338	897,717
Marketing Costs (market housing)	29,233,200	29,233,200	-	-	-	-	-
Marketing Costs (aff housing)	-	-	-	-	-	-	-
Exceptional Development Costs	210,529,283	178,949,891	-	-	-	22,105,575	9,473,818
Planning Obligations Costs	76,629,017						
Commercial Elements Costs	-						
Community Infrastructure Levy	-						
Developer's Return for Risk and Profit							
Developer's Return (Market housing)	170,527,000						
Contractor's Return (Aff housing)	3,577,114		-	-	-	2,432,718	1,144,396
Total Development Costs	985,314,759						
Total Operating Profit	98,425,241						

Per dwelling	per sq m
117,882	1,239
-	-
5,822	61
8,598	87
-	-
52,632	553
19,157	201
50,155	509
5,962	78
246,329	2,589
24,606	259

4.9% build costs
3.0% market revenue
0.0% affordable revenue
0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs
17.5% market revenue
6.0% aff build & prof fees

Finance Costs and Residual Value	
DCF Period	13 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	1,083,740,000
Total Development Cost	985,314,759
Finance Cost	38,992,108
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	1,024,306,868
Gross Residual Value	59,433,132
Agents Fees	705,900
Legal Fees	282,360
Stamp Duty	2,961,157
Net Residual Value	55,483,716
per gross ha	243,414
per net ha	559,820
per dwelling	13,871
per market dwelling	16,319

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

Notes: (use Alt+Enter to start a new line)

Summary Results

Site Details	Cranbrook 4000 dwellings 15%AH	Site Address	Cranbrook	Site Reference	19/12/2018 v2
				Application No	WWA build costs
Scheme Description	Revised s106 costs and fees applied 14Jan19	Notes		Date Saved	14/01/2019

Site Details			Dwellings		GIA (sq m)
Gross Area	227.94	ha	Total	4,000.00	380,585.0
Net Area	99.11	ha	Market Housing	3,400.00	334,730.0
Net to Gross Ratio	43.5%		Affordable Housing	600.00	45,855.0
Density	40.36	dwgs per net ha	% Affordable Housing	15.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	4,000.00	3,400.00	-	-	-	420.00	180.00
Total GIA (sq m)	380,585.0	334,730.0	-	-	-	31,185.0	14,670.0
Tenure Split (by % dwellings)		85.0%	0.0%	0.0%	0.0%	10.5%	4.5%
Total Revenue	1,063,075,000	974,440,000	-	-	-	57,855,000	30,780,000
Average Revenue per unit	265,769	286,600	-	-	-	137,750	171,000
Average Revenue per sq m GIA	2,793	2,911	-	-	-	1,855	2,098
Total Capital Contributions	20,665,000						
Total Commercial Elements	-						
Total Scheme Revenue	1,083,740,000						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	471,529,592	414,717,081	-	-	-	38,636,968	18,175,543	117,882	1,239	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	
Professional Fees	23,289,554	20,483,499	-	-	-	1,908,338	897,717	5,822	61	4.9% build costs
Marketing Costs (market housing)	29,233,200	29,233,200	-	-	-	-	-	8,598	87	3.0% market revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	0.0% affordable revenue
Exceptional Development Costs	210,529,283	178,949,891	-	-	-	22,105,575	9,473,818	52,632	553	
Planning Obligations Costs	76,629,017							19,157	201	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	194,888,000							57,320	582	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	3,577,114		-	-	-	2,432,718	1,144,396	5,962	78	20.0% market revenue
Total Development Costs	1,009,675,759							252,419	2,653	6.0% aff build & prof fees
Total Operating Profit	74,064,241							18,516	195	

Finance Costs and Residual Value	
DCF Period	13 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	1,083,740,000
Total Development Cost	1,009,675,759
Finance Cost	44,809,812
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	1,054,485,572
Gross Residual Value	29,254,428
Agents Fees	347,528
Legal Fees	139,011
Stamp Duty	1,452,221
Net Residual Value	27,315,668
per gross ha	119,837
per net ha	275,610
per dwelling	6,829
per market dwelling	8,034

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

Notes: (use Alt+Enter to start a new line)

Summary Results

Site Details	Cranbrook 4000 dwellings 20%AH	Site Address	Cranbrook	Site Reference	19/12/2018 v2
Scheme Description	s106 costs and associated fees revised 14Jan2019 17.5% profit	Notes		Application No	WWA build costs
				Date Saved	14/01/2019

Site Details			Dwellings	GIA (sq m)
Gross Area	227.94 ha	Total	4,000.00	376,180.0
Net Area	99.11 ha	Market Housing	3,200.00	315,040.0
Net to Gross Ratio	43.5%	Affordable Housing	800.00	61,140.0
Density	40.36 dwgs per net ha	% Affordable Housing	20.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	4,000.00	3,200.00	-	-	-	560.00	240.00
Total GIA (sq m)	376,180.0	315,040.0	-	-	-	41,580.0	19,560.0
Tenure Split (by % dwellings)		80.0%	0.0%	0.0%	0.0%	14.0%	6.0%
Total Revenue	1,035,300,000	917,120,000	-	-	-	77,140,000	41,040,000
Average Revenue per unit	258,825	286,600	-	-	-	137,750	171,000
Average Revenue per sq m GIA	2,752	2,911	-	-	-	1,855	2,098
Total Capital Contributions	20,665,000						
Total Commercial Elements	-						
Total Scheme Revenue	1,055,965,000						

Scheme Development Costs		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Build Cost (inc external works & contingency)	465,541,559	389,877,752	-	-	-	51,457,329	24,206,478
Additional Dwelling Standards	-	-	-	-	-	-	-
Professional Fees	22,993,796	19,256,647	-	-	-	2,541,555	1,195,594
Marketing Costs (market housing)	27,513,600	27,513,600	-	-	-	-	-
Marketing Costs (aff housing)	-	-	-	-	-	-	-
Exceptional Development Costs	210,529,283	168,423,426	-	-	-	29,474,100	12,631,757
Planning Obligations Costs	76,629,017						
Commercial Elements Costs	-						
Community Infrastructure Levy	-						
Developer's Return for Risk and Profit							
Developer's Return (Market housing)	160,496,000						
Contractor's Return (Aff housing)	4,764,057		-	-	-	3,239,933	1,524,124
Total Development Costs	968,467,312						
Total Operating Profit	87,497,688						

Per dwelling	per sq m
116,385	1,238
-	-
5,748	61
8,598	87
-	-
52,632	560
19,157	204
50,155	509
5,955	78
242,117	2,574
21,874	233

4.9% build costs
3.0% market revenue
0.0% affordable revenue
0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs
17.5% market revenue
6.0% aff build & prof fees

Finance Costs and Residual Value	
DCF Period	13 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	1,055,965,000
Total Development Cost	968,467,312
Finance Cost	41,085,844
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	1,009,553,156
Gross Residual Value	46,411,844
Agents Fees	551,272
Legal Fees	220,509
Stamp Duty	2,310,092
Net Residual Value	43,329,971
per gross ha	190,094
per net ha	437,191
per dwelling	10,832
per market dwelling	13,541

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

Notes: (use Alt+Enter to start a new line)

Summary Results

Site Details	Cranbrook 4000 dwellings 20%AH	Site Address	Cranbrook	Site Reference	19/12/2018 v2
Scheme Description	s106 costs and associated fees revised 14Jan2019	Notes		Application No	WWA build costs
				Date Saved	14/01/2019

Site Details			Dwellings	GIA (sq m)
Gross Area	227.94 ha	Total	4,000.00	376,180.0
Net Area	99.11 ha	Market Housing	3,200.00	315,040.0
Net to Gross Ratio	43.5%	Affordable Housing	800.00	61,140.0
Density	40.36 dwgs per net ha	% Affordable Housing	20.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	4,000.00	3,200.00	-	-	-	560.00	240.00
Total GIA (sq m)	376,180.0	315,040.0	-	-	-	41,580.0	19,560.0
Tenure Split (by % dwellings)		80.0%	0.0%	0.0%	0.0%	14.0%	6.0%
Total Revenue	1,035,300,000	917,120,000	-	-	-	77,140,000	41,040,000
Average Revenue per unit	258,825	286,600	-	-	-	137,750	171,000
Average Revenue per sq m GIA	2,752	2,911	-	-	-	1,855	2,098
Total Capital Contributions	20,665,000						
Total Commercial Elements	-						
Total Scheme Revenue	1,055,965,000						

Scheme Development Costs		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Build Cost (inc external works & contingency)	465,541,559	389,877,752	-	-	-	51,457,329	24,206,478
Additional Dwelling Standards	-	-	-	-	-	-	-
Professional Fees	22,993,796	19,256,647	-	-	-	2,541,555	1,195,594
Marketing Costs (market housing)	27,513,600	27,513,600	-	-	-	-	-
Marketing Costs (aff housing)	-	-	-	-	-	-	-
Exceptional Development Costs	210,529,283	168,423,426	-	-	-	29,474,100	12,631,757
Planning Obligations Costs	76,629,017						
Commercial Elements Costs	-						
Community Infrastructure Levy	-						
Developer's Return for Risk and Profit							
Developer's Return (Market housing)	183,424,000						
Contractor's Return (Aff housing)	4,764,057		-	-	-	3,239,933	1,524,124
Total Development Costs	991,395,312						
Total Operating Profit	64,569,688						

Per dwelling	per sq m
116,385	1,238
-	-
5,748	61
8,598	87
-	-
52,632	560
19,157	204
57,320	582
5,955	78
247,849	2,635
16,142	172

4.9% build costs
3.0% market revenue
0.0% affordable revenue
0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs
20.0% market revenue
6.0% aff build & prof fees

Finance Costs and Residual Value	
DCF Period	13 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	1,055,965,000
Total Development Cost	991,395,312
Finance Cost	47,204,661
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	1,038,599,973
Gross Residual Value	17,365,027
Agents Fees	206,341
Legal Fees	82,536
Stamp Duty	857,751
Net Residual Value	16,218,398
per gross ha	71,152
per net ha	163,640
per dwelling	4,055
per market dwelling	5,068

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

Notes: (use Alt+Enter to start a new line)

Summary Results

Site Details	Cranbrook 4000 dwellings 25%AH	Site Address	Cranbrook	Site Reference	18/12/2018 v2
Scheme Description	S106 costs and associated fees updated 14th Jan 2019	Notes		Application No	WWA build costs
				Date Saved	14/01/2019

Site Details			Dwellings	GIA (sq m)
Gross Area	227.94 ha	Total	4,000.00	371,775.0
Net Area	99.11 ha	Market Housing	3,000.00	295,350.0
Net to Gross Ratio	43.5%	Affordable Housing	1,000.00	76,425.0
Density	40.36 dwgs per net ha	% Affordable Housing	25.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	4,000.00	3,000.00	-	-	-	700.00	300.00
Total GIA (sq m)	371,775.0	295,350.0	-	-	-	51,975.0	24,450.0
Tenure Split (by % dwellings)		75.0%	0.0%	0.0%	0.0%	17.5%	7.5%
Total Revenue	1,006,625,000	858,900,000	-	-	-	96,425,000	51,300,000
Average Revenue per unit	251,656	286,300	-	-	-	137,750	171,000
Average Revenue per sq m GIA	2,708	2,908	-	-	-	1,855	2,098
Total Capital Contributions	20,665,000						
Total Commercial Elements	-						
Total Scheme Revenue	1,027,290,000						

Scheme Development Costs		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Build Cost (inc external works & contingency)	459,551,078	365,082,135	-	-	-	64,246,298	30,222,645
Additional Dwelling Standards	-	-	-	-	-	-	-
Professional Fees	22,697,917	18,031,954	-	-	-	3,173,221	1,492,742
Marketing Costs (market housing)	25,767,000	25,767,000	-	-	-	-	-
Marketing Costs (aff housing)	-	-	-	-	-	-	-
Exceptional Development Costs	210,529,283	157,896,962	-	-	-	36,842,625	15,789,696
Planning Obligations Costs	76,629,017						
Commercial Elements Costs	-						
Community Infrastructure Levy	-						
Developer's Return for Risk and Profit							
Developer's Return (Market housing)	171,780,000						
Contractor's Return (Aff housing)	5,948,094		-	-	-	4,045,171	1,902,923
Total Development Costs	972,902,389						
Total Operating Profit	54,387,611						

Per dwelling	per sq m
114,888	1,236
-	-
5,674	61
8,589	87
-	-
52,632	566
19,157	206
57,260	582
5,948	78
243,226	2,617
13,597	146

4.9% build costs
3.0% market revenue
0.0% affordable revenue
0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs
20.0% market revenue
6.0% aff build & prof fees

Finance Costs and Residual Value	
DCF Period	13 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	1,027,290,000
Total Development Cost	972,902,389
Finance Cost	49,799,085
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	1,022,701,474
Gross Residual Value	4,588,526
Agents Fees	54,620
Legal Fees	21,848
Stamp Duty	218,926
Net Residual Value	4,293,131
per gross ha	18,834
per net ha	43,317
per dwelling	1,073
per market dwelling	1,431

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

Notes: (use Alt+Enter to start a new line)

Older persons

Summary Results

Site Details	East Devon CS10 Extracare 50 dwgs 25%AH	Site Address	SBS and Rural average SPs	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.50	ha	Total	50.00	4,893.8
Net Area	0.50	ha	Market Housing	37.50	3,670.3
Net to Gross Ratio	100.0%		Affordable Housing	12.50	1,223.4
Density	100.00	dwgs per net ha	% Affordable Housing	25.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	50.00	37.50	-	-	-	8.75	3.75
Total GIA (sq m)	4,893.8	3,670.3	-	-	-	856.4	367.0
Tenure Split (by % dwellings)		75.0%	0.0%	0.0%	0.0%	17.5%	7.5%
Total Revenue	15,123,125	13,387,500	-	-	-	730,625	1,005,000
Average Revenue per unit	302,463	357,000	-	-	-	83,500	268,000
Average Revenue per sq m GIA	3,090	3,648	-	-	-	853	2,738
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	15,123,125						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership		
Build Cost (inc external works & contingency)	8,745,131	6,558,848	-	-	-	1,530,398	655,885	174,903	1,787
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-
Professional Fees	699,611	524,708	-	-	-	122,432	52,471	13,992	143
Marketing Costs (market housing)	803,250	803,250	-	-	-	-	-	21,420	219
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-
Exceptional Development Costs	129,706	97,280	-	-	-	22,699	9,728	2,594	27
Planning Obligations Costs	85,081							1,702	17
Commercial Elements Costs	-								
Community Infrastructure Levy	-								
Developer's Return for Risk and Profit									
Developer's Return (Market housing)	2,677,500							71,400	730
Contractor's Return (Aff housing)	141,671		-	-	-	99,170	42,501	11,334	116
Total Development Costs	13,281,949							265,639	2,714
Total Operating Profit	1,841,176							36,824	376

8.0% build costs
6.0% market revenue
0.0% affordable revenue
0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs
20.0% market revenue
6.0% aff build & prof fees

Finance Costs and Residual Value	
DCF Period	4 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	15,123,125
Total Development Cost	13,281,949
Finance Cost	814,681
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	14,096,630
Gross Residual Value	1,026,495
Agents Fees	12,321
Legal Fees	4,928
Stamp Duty	40,825
Net Residual Value	968,421
per gross ha	1,936,842
per net ha	1,936,842
per dwelling	19,368
per market dwelling	25,825

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

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Summary Results

Site Details	East Devon CS10 Extracare 50 dwgs 50%AH	Site Address	Rural	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.50	ha	Total	50.00	4,893.8
Net Area	0.50	ha	Market Housing	25.00	2,446.9
Net to Gross Ratio	100.0%		Affordable Housing	25.00	2,446.9
Density	100.00	dwgs per net ha	% Affordable Housing	50.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	50.00	25.00	-	-	-	17.50	7.50
Total GIA (sq m)	4,893.8	2,446.9	-	-	-	1,712.8	734.1
Tenure Split (by % dwellings)		50.0%	0.0%	0.0%	0.0%	35.0%	15.0%
Total Revenue	12,396,250	8,925,000	-	-	-	1,461,250	2,010,000
Average Revenue per unit	247,925	357,000	-	-	-	83,500	268,000
Average Revenue per sq m GIA	2,533	3,648	-	-	-	853	2,738
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	12,396,250						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership		
Build Cost (inc external works & contingency)	8,745,131	4,372,566	-	-	-	3,060,796	1,311,770	174,903	1,787
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-
Professional Fees	699,611	349,805	-	-	-	244,864	104,942	13,992	143
Marketing Costs (market housing)	535,500	535,500	-	-	-	-	-	21,420	219
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-
Exceptional Development Costs	147,288	73,644	-	-	-	51,551	22,093	2,946	30
Planning Obligations Costs	85,081							1,702	17
Commercial Elements Costs	-								
Community Infrastructure Levy	-								
Developer's Return for Risk and Profit									
Developer's Return (Market housing)	1,785,000							71,400	730
Contractor's Return (Aff housing)	283,342		-	-	-	198,340	85,003	11,334	116
Total Development Costs	12,280,953							245,619	2,510
Total Operating Profit	115,297							2,306	24

8.0% build costs
6.0% market revenue
0.0% affordable revenue
0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs
20.0% market revenue
6.0% aff build & prof fees

Finance Costs and Residual Value	
DCF Period	4 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	12,396,250
Total Development Cost	12,280,953
Finance Cost	969,685
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	13,250,638
Gross Residual Value	(854,388)
Agents Fees	-
Legal Fees	-
Stamp Duty	-
Net Residual Value	(854,388)
per gross ha	(1,708,775)
per net ha	(1,708,775)
per dwelling	(17,088)
per market dwelling	(34,176)

0.00% residual value (post SDLT)
0.00% residual value (post SDLT)
Based on HMRC SDLT rates

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Summary Results

Site Details	East Devon CS10 Extracare 50 dwgs 25%AH	Site Address	EoE, OF and EHAS average SPs	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.50	ha	Total	50.00	4,893.8
Net Area	0.50	ha	Market Housing	37.50	3,670.3
Net to Gross Ratio	100.0%		Affordable Housing	12.50	1,223.4
Density	100.00	dwgs per net ha	% Affordable Housing	25.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	50.00	37.50	-	-	-	8.75	3.75
Total GIA (sq m)	4,893.8	3,670.3	-	-	-	856.4	367.0
Tenure Split (by % dwellings)		75.0%	0.0%	0.0%	0.0%	17.5%	7.5%
Total Revenue	14,598,125	12,900,000	-	-	-	730,625	967,500
Average Revenue per unit	291,963	344,000	-	-	-	83,500	258,000
Average Revenue per sq m GIA	2,983	3,515	-	-	-	853	2,636
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	14,598,125						

Scheme Development Costs		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Build Cost (inc external works & contingency)	8,745,131	6,558,848	-	-	-	1,530,398	655,885
Additional Dwelling Standards	-	-	-	-	-	-	-
Professional Fees	699,611	524,708	-	-	-	122,432	52,471
Marketing Costs (market housing)	774,000	774,000	-	-	-	-	-
Marketing Costs (aff housing)	-	-	-	-	-	-	-
Exceptional Development Costs	129,706	97,280	-	-	-	22,699	9,728
Planning Obligations Costs	85,081						
Commercial Elements Costs	-						
Community Infrastructure Levy	-						
Developer's Return for Risk and Profit							
Developer's Return (Market housing)	2,580,000						
Contractor's Return (Aff housing)	141,671		-	-	-	99,170	42,501
Total Development Costs	13,155,199						
Total Operating Profit	1,442,926						

Per dwelling	per sq m
174,903	1,787
-	-
13,992	143
20,640	211
-	-
2,594	27
1,702	17
68,800	703
11,334	116
263,104	2,688
28,859	295

8.0%	build costs
6.0%	market revenue
0.0%	affordable revenue
0.0%	CIL as %Revenue
£0.00	per market sq m
0.0%	CIL as %Dev Costs
20.0%	market revenue
6.0%	aff build & prof fees

Finance Costs and Residual Value	
DCF Period	4 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	14,598,125
Total Development Cost	13,155,199
Finance Cost	838,910
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	13,994,109
Gross Residual Value	604,016
Agents Fees	7,304
Legal Fees	2,922
Stamp Duty	19,701
Net Residual Value	574,089
per gross ha	1,148,179
per net ha	1,148,179
per dwelling	11,482
per market dwelling	15,309

1.25%	residual value (post SDLT)
0.50%	residual value (post SDLT)
Based on HMRC SDLT rates	

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Summary Results

Site Details	East Devon CS9 Sheltered 60 dwgs 25%AH	Site Address	SBS and Rural av sps	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.50	ha	Total	60.00	4,687.5
Net Area	0.50	ha	Market Housing	45.00	3,515.6
Net to Gross Ratio	100.0%		Affordable Housing	15.00	1,171.9
Density	120.00	dwgs per net ha	% Affordable Housing	25.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	60.00	45.00	-	-	-	10.50	4.50
Total GIA (sq m)	4,687.5	3,515.6	-	-	-	820.3	351.6
Tenure Split (by % dwellings)		75.0%	0.0%	0.0%	0.0%	17.5%	7.5%
Total Revenue	14,712,000	12,870,000	-	-	-	876,750	965,250
Average Revenue per unit	245,200	286,000	-	-	-	83,500	214,500
Average Revenue per sq m GIA	3,139	3,661	-	-	-	1,069	2,746
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	14,712,000						

Scheme Development Costs		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Build Cost (inc external works & contingency)	8,376,563	6,282,422	-	-	-	1,465,898	628,242
Additional Dwelling Standards	-	-	-	-	-	-	-
Professional Fees	670,125	502,594	-	-	-	117,272	50,259
Marketing Costs (market housing)	772,200	772,200	-	-	-	-	-
Marketing Costs (aff housing)	-	-	-	-	-	-	-
Exceptional Development Costs	135,648	101,736	-	-	-	23,738	10,174
Planning Obligations Costs	102,097						
Commercial Elements Costs	-						
Community Infrastructure Levy	-						
Developer's Return for Risk and Profit							
Developer's Return (Market housing)	2,574,000						
Contractor's Return (Aff housing)	135,700		-	-	-	94,990	40,710
Total Development Costs	12,766,332						
Total Operating Profit	1,945,668						

Per dwelling	per sq m
139,609	1,787
-	-
11,169	143
17,160	220
-	-
2,261	29
1,702	22
57,200	732
9,047	116
212,772	2,723
32,428	415

8.0% build costs
6.0% market revenue
0.0% affordable revenue
0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs
20.0% market revenue
6.0% aff build & prof fees

Finance Costs and Residual Value	
DCF Period	4 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	14,712,000
Total Development Cost	12,766,332
Finance Cost	769,318
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	13,535,650
Gross Residual Value	1,176,350
Agents Fees	14,100
Legal Fees	5,640
Stamp Duty	48,317
Net Residual Value	1,108,292
per gross ha	2,216,584
per net ha	2,216,584
per dwelling	18,472
per market dwelling	24,629

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

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Summary Results

Site Details	East Devon CS9 Sheltered 60 dwgs 50%AH	Site Address	Rural	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.50	ha	Total	60.00	4,687.5
Net Area	0.50	ha	Market Housing	30.00	2,343.8
Net to Gross Ratio	100.0%		Affordable Housing	30.00	2,343.8
Density	120.00	dwgs per net ha	% Affordable Housing	50.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	60.00	30.00	-	-	-	21.00	9.00
Total GIA (sq m)	4,687.5	2,343.8	-	-	-	1,640.6	703.1
Tenure Split (by % dwellings)		50.0%	0.0%	0.0%	0.0%	35.0%	15.0%
Total Revenue	12,264,000	8,580,000	-	-	-	1,753,500	1,930,500
Average Revenue per unit	204,400	286,000	-	-	-	83,500	214,500
Average Revenue per sq m GIA	2,616	3,661	-	-	-	1,069	2,746
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	12,264,000						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	8,376,563	4,188,281	-	-	-	2,931,797	1,256,484	139,609	1,787	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	8.0% build costs
Professional Fees	670,125	335,063	-	-	-	234,544	100,519	11,169	143	6.0% market revenue
Marketing Costs (market housing)	514,800	514,800	-	-	-	-	-	17,160	220	0.0% affordable revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	
Exceptional Development Costs	156,745	78,373	-	-	-	54,861	23,512	2,612	33	
Planning Obligations Costs	102,097							1,702	22	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	1,716,000							57,200	732	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	271,401		-	-	-	189,980	81,420	9,047	116	20.0% market revenue
Total Development Costs	11,807,730							196,795	2,519	6.0% aff build & prof fees
Total Operating Profit	456,270							7,605	97	

Finance Costs and Residual Value	
DCF Period	4 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	12,264,000
Total Development Cost	11,807,730
Finance Cost	884,989
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	12,692,718
Gross Residual Value	(428,718)
Agents Fees	-
Legal Fees	-
Stamp Duty	-
Net Residual Value	(428,718)
per gross ha	(857,437)
per net ha	(857,437)
per dwelling	(7,145)
per market dwelling	(14,291)

0.00% residual value (post SDLT)
0.00% residual value (post SDLT)
Based on HMRC SDLT rates

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Summary Results

Site Details	East Devon CS9 Sheltered 60 dwgs 25%AH	Site Address	EoE, OF and EHAS av sps	Site Reference	
Scheme Description		Notes		Application No	Revised build cost
				Date Saved	13/09/2018

Site Details			Dwellings		GIA (sq m)
Gross Area	0.50	ha	Total	60.00	4,687.5
Net Area	0.50	ha	Market Housing	45.00	3,515.6
Net to Gross Ratio	100.0%		Affordable Housing	15.00	1,171.9
Density	120.00	dwgs per net ha	% Affordable Housing	25.00%	

Scheme Revenue		Affordable Housing					
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership
Total No of Dwellings	60.00	45.00	-	-	-	10.50	4.50
Total GIA (sq m)	4,687.5	3,515.6	-	-	-	820.3	351.6
Tenure Split (by % dwellings)		75.0%	0.0%	0.0%	0.0%	17.5%	7.5%
Total Revenue	14,181,000	12,375,000	-	-	-	876,750	929,250
Average Revenue per unit	236,350	275,000	-	-	-	83,500	206,500
Average Revenue per sq m GIA	3,025	3,520	-	-	-	1,069	2,643
Total Capital Contributions	-						
Total Commercial Elements	-						
Total Scheme Revenue	14,181,000						

Scheme Development Costs		Affordable Housing						Per dwelling	per sq m	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership			
Build Cost (inc external works & contingency)	8,376,563	6,282,422	-	-	-	1,465,898	628,242	139,609	1,787	
Additional Dwelling Standards	-	-	-	-	-	-	-	-	-	8.0% build costs
Professional Fees	670,125	502,594	-	-	-	117,272	50,259	11,169	143	6.0% market revenue
Marketing Costs (market housing)	742,500	742,500	-	-	-	-	-	16,500	211	0.0% affordable revenue
Marketing Costs (aff housing)	-	-	-	-	-	-	-	-	-	
Exceptional Development Costs	135,648	101,736	-	-	-	23,738	10,174	2,261	29	
Planning Obligations Costs	102,097							1,702	22	
Commercial Elements Costs	-									
Community Infrastructure Levy	-									0.0% CIL as %Revenue
Developer's Return for Risk and Profit										£0.00 per market sq m
Developer's Return (Market housing)	2,475,000							55,000	704	0.0% CIL as %Dev Costs
Contractor's Return (Aff housing)	135,700		-	-	-	94,990	40,710	9,047	116	20.0% market revenue
Total Development Costs	12,637,632							210,627	2,696	6.0% aff build & prof fees
Total Operating Profit	1,543,368							25,723	329	

Finance Costs and Residual Value	
DCF Period	4 years
Debit Interest Rate	6.0%
Credit Interest Rate	0.0%
Annual Discount Rate	0.0%
Revenue and Capital Contributions	14,181,000
Total Development Cost	12,637,632
Finance Cost	793,780
Annual Discount Rate Cost	-
Total Dev Cost, Finance Cost & ADR Cost	13,431,412
Gross Residual Value	749,588
Agents Fees	9,033
Legal Fees	3,613
Stamp Duty	26,979
Net Residual Value	709,963
per gross ha	1,419,926
per net ha	1,419,926
per dwelling	11,833
per market dwelling	15,777

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

Notes: (use Alt+Enter to start a new line)

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Annex I Cranbrook Cost Plan



Feasibility Estimate (Revision 3) Proposed Mixed Use Development Cranbrook, Devon

Nov.. 2018 18/4897QS

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Section 1 Introduction

Section 2 Executive Summary (Adjustment for Professional Fees & Inflation at a Later Date)

Section 3 General Summary

a) Surveys & Summary	(Topographical, Getotech, Nuisance, Archaeological, Ecological)
b) Enabling Works Summary/Enabling Works	(Site Clearance, Tree Protection Works Etc.)
c) Housing Summary/Housing	(4,000nr Dwellings, 170nr Self-Build Plots & 20nr Traveller's Pitches)
d) Infrastructure Summary	(Highway Works, Site Wide Drainage & Adoption Costs)
e) Section 278 Works Summary	Assumed Works to Existing London Road
f) Landscaping Summary	Land Provision (On site) Not already included in S106.
g) Section 106 Summary	As Currently Listed
h) Utilities Summary	(CHP and Site Wide Water, Electricity & Telecomms)
i) Site Wide Abnormals Summary	(Topography, Retaining Walls, Attenuation, Bridging, Undergrounding etc.)
j) Plot Abnormals Summary	(Foundation Depths/Underbuild, Carbon Reduction & Garage Provision)
k) Professional Fees Summary	(Approximation of Professional Fees)

Section 4 Ward Williams Associates Assumptions, Notes and Exclusions

Section 5 Information Used

APPENDIX A BCIS Average House Build Costs (Lower Quartile Used by WWA + 7% Plot Costs)

Section 1 Introduction



INTRODUCTION

1 Introduction

- 1.1 Ward Williams Associates (WWA) were commissioned to provide a high level Feasibility Estimate or "order of costs" for developing a, Mixed Use 228Ha site in four designated areas known as Bluehayes, Treasbere, Cobdens and Grange. WWA were asked to provide orders of costs for the entire development, where possible and commensurate with the relatively limited information currently available. WWA have incorporated estimates from third parties and have split the works into standard cost elements. This approach (despite some exclusions) was adopted in order that all potential headings of cost might be captured.

2 Basis of Estimate

- 2.1 This estimate has been based upon the following information:-

- i) As listed in the "Information Used" section of this document.
- ii) Use of "Google Earth" to understand the local geography.
- iii) Where asked to express a cost in terms of numbers of "Dwellings" we have derived this number as the newly instructed 4,000nr Built Units + 170nr Self Build Plots (i.e. 4,170nr) The further 20nr Traveller's Sites have been included for separately.

3 Cost Commentary

- 3.1 The availability of design information is scarce at this stage and combined with the scale and complexity of the works this does preclude detailed cost estimating, however we have endeavoured to provide a basis for costs in terms of assumed measured allowances where possible or lump sums commensurate with other potentially similar schemes in order to provide the required initial cost guidance and also to provide a "change document" that could be revisited in the future if and when more detail becomes available. Quantities and assumptions can therefore be updated to assess the impact of design input, changes in scope etc.
- 3.2 Notwithstanding the above WWA are of the opinion that this Feasibility Estimate presents a reasoned assessment of potential costs at this stage and is reflective in terms of scope and pricing (where possible) normally provided by Developers themselves in presenting their own assessment of development costs. WWA have analysed many submissions from Developers and can confirm that the approach we have taken is commonplace in the industry.
- 3.3 WWA were asked to provide an Executive Summary whereby any effects of inflation on the "bottom line" costs could be assessed. We have currently allowed for this to be entered into the Executive Summary at some future date noting a distinction between build cost inflation and that applied to fees. This is an exclusion at present. Latterly there was some consideration to reducing the overall allowance for Professional Fees to 6%, comparable to more recent cost submissions to our Client and we have made this adjustment in the Executive Summary.
- 3.4 We have calculated the uplift percentage on Housing for the External Works and Site Wide Infrastructure at just under 34%. This calculation excludes S278 Works, S106 Costs and Abnormals. We have previously carried out exercises to determine this percentage over a wide range of schemes in Devon and Cornwall and it does range from 22% to as high as 45%, with 28% being the median. The uplift on this scheme would therefore sit towards the middle of the range, subject to further design. The percentage refers to the addition to build cost for providing 'normal' Site Works, Drainage, External Services including roads and other infrastructure items.

INTRODUCTION

4 Assumptions, Notes & Exclusions

- 4.1 Please refer to the "Assumptions, Notes and Exclusions" section of this document.
- 4.2 Please also refer to notes made in the "Comments" column within the estimate itself.

Section 2
Executive Summary



EXECUTIVE SUMMARY

	TOTAL	Comments
1 TOTAL ESTIMATED DEVELOPMENT COST AS AT 3RD QUARTER 2018	£809,280,000	From General Summary
Less Professional Fees	-£63,380,000	See Professional Fees Build-Up
Sub-Total	£745,900,000	
Increased Costs to Mid-Point of Construction	Excluded	
Sub-Total	£745,900,000	
Professional Fees	8.50% £63,380,000	See Professional Fees Build-Up
	-£18,626,000	Potential Reduction Overall to 6%
Inflation on Professional Fees	Excluded	
TOTAL ESTIMATED DEVELOPMENT COST	£ £790,650,000	
NB:- The the above figures include Main Contractor's Overheads and Profit where appropriate, Developer's/Main Contractor's Preliminaries, where appropriate as well as a 2, 5 or 10% allocation for General Contingencies (unless gross figures have been sourced from elsewhere and assimilated into this estimate) See also the Assumptions and Exclusions section of this document.		

Section 3
General Summary



GENERAL SUMMARY

	TOTAL	Comments
A SURVEYS (Topo, Getotech, Nuisance, Archaeological, Ecological)	1,660,000	<i>Provisional Allowance</i>
B ENABLING WORKS (Site Clearance & Tree Protection Works)	1,480,000	<i>Provisional Allowance</i>
C HOUSING (4,000nr Dwellings, 170nr Self-Build Plots & 20nr Traveller's Pitches)	464,150,000	<i>As WWA Housing Mix Schedule 22.10.18</i>
D INFRASTRUCTURE	70,630,000	
E SECTION 278 WORKS	10,540,000	
F LANDSCAPING	31,300,000	
G SECTION 106	87,300,000	<i>Allocated to Date - Some Included in Infrastructure</i>
H UTILITIES	37,820,000	<i>CHP, Water, Electricity, Telecomms</i>
I SITE WIDE ABNORMALS	24,030,000	<i>Attenuation, Retaining, Cut & Fill, Undergrounding</i>
J ABNORMAL PLOT COSTS	16,990,000	<i>Topographical Issues, Garages, Low Carbon etc.</i>
K SEWAGE TREATMENT PLANT and OUTFALL PROVISION THEREFROM	Excluded	<i>By SWW</i>
L PROFESSIONAL FEES	63,380,000	<i>See adjustment in Executive Summary</i>
TOTAL ESTIMATED DEVELOPMENT COST AS AT 3RD QUARTER 2018 TO EXECUTIVE SUMMARY	£ 809,280,000	<i>Excluding Inflation (TPI)</i>
Uplift on Build Cost for External Works, Infrastructure and the like		
Excluding S278, S106, Abnormals and Professional Fees =	33.42%	610,070,000 <i>Excludes Extra Over Cost of CHP over Gas</i>

SURVEYS & SUMMARY

	Quantity	Unit	Rate	Total	Comments
1 Allowance for Topographical Survey (Excluding SANGS)	150	Ha	2,000.00	300,000	Based on £2,000 per Hectare of Developable Land
2 Allowance for Geotechnical Survey (Excluding SANGS)	150	Ha	3,250.00	487,500	Based on £3,250 per Hectare of Developable Land
3 Allowance for Noise/Dust/Nuisance Surveys	1	Item	75,000.00	75,000	Provisional Allowance
4 Archaeological Survey & Mitigation	150	Ha	2,000.00	300,000	Based on £2,000 per Hectare of Developable Land
5 Ecological Survey & Mitigation	1	Item	500,000.00	500,000	Provisional Allowance Associated with Infrastructure
7 Ecological Habitat Mitigation (Non-Infrastructure)	1	Item	-	Elsewhere	Included in Site Wide Abnormals

SURVEYS TO GENERAL SUMMARY	1,660,000	<i>Rounded to nearest £10,000</i>
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ENABLING WORKS & SUMMARY

		Quantity	Unit	Rate	TOTAL	Comments
<u>SITE WIDE CLEARANCE AND PROTECTION</u>						
Clearance						
A	Provisional allowance for site clearance, removal of vegetation, trees not being retained and the like	150	Ha	2,600.00	390,000	Based on Developable Site Area (Excluding Green Space)
B	Extra over for removal of site debris/fly tipping materials on site not at time of survey etc.	1	Item	100,000.00	100,000	Provisional Allowance
Tree Protection						
C	Provisional allowance for Tree Protection Fencing	20000	m	30.00	600,000	Provisional Quantity Subject to DAS
Demolition of Existing Structures						
D	Provisional allowance	1	Item	0.00	N/A	None currently identified.
					Sub-Total	1,090,000
					Main Contractor's Preliminaries @ 12%	163,500
					Sub-Total	1,253,500
					Main Contractor's Overheads & Profit @ 7.5%	94,013
					Sub-Total	1,347,513
					Contingencies @ 10%	134,751
ENABLING WORKS TO GENERAL SUMMARY				£	1,480,000	Rounded to nearest £10,000

HOUSING SUMMARY

		Dwellings		TOTAL	£/Dwelling	£/ft2 GFA	£/m2 GFA	Comments
1	Provision of 4,000nr Dwellings (Mixed Provision)	4000	nr	459,550,000	114,887.50	114.84	1,236.10	<i>Includes Plots</i>
2	Provision of 20nr Traveller's Pitches Over 2nr Sites	20	nr	1,910,000	95,500.00	N/A	N/A	
3	Provision of 170nr Self-Build Plots (3 & 4 Bed Detached)	170	nr	2,690,000	15,823.53	N/A	N/A	

Total Number of Dwellings	<u>4190</u>
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HOUSING TO GENERAL SUMMARY	464,150,000	<i>Rounded to nearest £10,000</i>
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NB:- Garages are conventionally treated as "abnormal" and are included in that section (600nr)

HOUSING

		Nr.	GFA	Unit	Rate	TOTAL	£/Unit	Comments
To be based on a total provision of 4,170nr Plots and additional 20 nr Travellers Pitches (170nr of the 4,170nr are Self Build Plots)								Based on Revised Housing Mix (Wwa) 07.11.18
<u>HOUSING PROVISION (OPEN MARKET)</u>								
<u>The Following Costs/m2 GFA Include and Average Plot Cost (Gardens, Fencing, Walls, Drainage, External Services Trench (Excluding Connection Charges Etc.) Based on BCIS Lower Quartile 3rd Qtr 2018 + 7%</u>								Allocated Parking Elsewhere
A	Two Bedroom Flats (Each 67m2 GFA); Two Storey Build	150 nr	10,050	m2	1,243.34	12,495,567	83,304	Assume Three + Storey
B	Extra over for enhanced standard of build	0 nr	0	m2	Excluded	Excluded	Excluded	
C	Extra over Ground Floor for other uses Shell & Core (Included Elsewhere) for provision of Two Bedroom 1st and 2nd Floor Flats (Each 60m2 GFA)	0 nr	0	m2	Excluded	Excluded	Excluded	
D	Extra over for enhanced standard of build	0 nr	0	m2	Excluded	Excluded	Excluded	
E	Two Bedroom Terraces (Each 70m2 GFA)	450 nr	31,500	m2	1,159.88	36,536,220	81,192	Assume Two Storey
F	Extra over for enhanced standard of build	0 nr	0	m2	Excluded	Excluded	Excluded	
G	Three Bedroom Terraces (Each 93m2 GFA)	600 nr	55,800	m2	1,159.88	64,721,304	107,869	Assume Two Storey
H	Extra over for enhanced standard of build	0 nr	0	m2	Excluded	Excluded	Excluded	
I	Four Bedroom Terraces (Each 115m2 GFA)	600 nr	69,000	m2	1,159.88	80,031,720	133,386	Assume Two Storey
J	Extra over for enhanced standard of build	0 nr	0	m2	Excluded	Excluded	Excluded	

HOUSING

		Nr.	GFA	Unit	Rate	TOTAL	£/Unit	Comments
<u>HOUSING PROVISION (OPEN MARKET) (CONT'D)</u>								
A	Three Bedroom Semi-Detached (Each 100m2 GFA)	600 nr	60,000	m2	1,095.68	65,740,800	109,568	Assume Two Storey
B	Extra over for enhanced standard of build	0 nr	0	m2	Excluded	Excluded	Excluded	
C	Three Bedroom Detached (Each 105m2 GFA)	300 nr	31,500	m2	1,455.20	45,838,800	152,796	
D	Extra over for enhanced standard of build	0 nr	0	m2	Excluded	Excluded	Excluded	
E	Four Bedroom Detached (Each 125m2 GFA)	300 nr	37,500	m2	1,455.20	54,570,000	181,900	
F	Extra over for enhanced standard of build	0 nr	0	m2	Excluded	Excluded	Excluded	
G	Five Bedroom Detached (Each 160m2 GFA)	0 nr	0	m2	Excluded	Excluded	Excluded	
H	Extra over for enhanced standard of build	0 nr	0	m2	Excluded	Excluded	Excluded	
<u>HOUSING PROVISION (AFFORDABLE RENT)</u>								
I	Two Bedroom Flats (Each 67m2 GFA); Two Storey Build	350 nr	23,450	m2	1,243.34	29,156,323	83,304	
J	Two Bedroom Terraces (Each 70m2 GFA)	175 nr	12,250	m2	1,159.88	14,208,530	81,192	
K	Three Bedroom Terraces (Each 93m2 GFA)	175 nr	16,275	m2	1,159.88	18,877,047	107,869	

HOUSING

	Nr.	GFA	Unit	Rate	TOTAL	£/Unit	Comments
<u>HOUSING PROVISION (AFFORDABLE SHARED OWNERSHIP)</u>							
A Two Bedroom Terraces (Each 70m2 GFA)	150 nr	10,500	m2	1,159.88	12,178,740	81,192	
B Three Bedroom Terraces (Each 93m2 GFA)	150 nr	13,950	m2	1,159.88	16,180,326	107,869	
Sub-Total	4000 nr	371,775	m2				
Less Extra Over Numbers for Enhanced Standard of Build	0	0					
Total Number of Dwellings (Excluding Self Build & Travellers)	4000 nr	371,775	m2				
Affordable Housing Percentage Check	25%	= 1,000	nr				
Of Which Rented Percentage Check	70%	= 700	nr				
Of Which Shared Ownership Percentage Check	30%	= 300	nr				

Sub-Total	450,535,377
Developer's Preliminaries	Included
Sub-Total	450,535,377
Developer's Overheads & Profit	Excluded
Sub-Total	450,535,377
Contingencies @ 2%	9,010,708

PROVISION OF 4,000nr DWELLINGS TO HOUSING SUMMARY

£ 459,550,000

Rounded to nearest £10,000

HOUSING

	Nr.	GFA	Unit	Rate	TOTAL	£/Unit	Comments
<u>TRAVELLER'S SITES (20nr) - Assumed Layout - Provision of 3.56Ha at Treasbere and Cobdens</u>							
Provision of Traveller Sites (2 Nr Sites of 10nr Pitches Each)						From DPD Provided	
A	Site wide preparation; topsoil strip, sub-soil levelling and and the like	35,600	m2	6.40	227,840		
B	Allowance for Devon Bank to perimeters of site	1,500	m	150.00	225,000		
C	Extra over for vehicular access gates	2	nr	750.00	1,500		
D	Allowance for safe access bellmouth in tarmacadam	2	nr	8,500.00	17,000		
E	Allowance for 3.5m wide access road and turning circle	129	m	550.00	70,950		
F	Turfed Play Areas on imported topsoil	100	m2	23.40	2,340		
G	Pavement around play area and knee rail; 1000 wide	60	m	90.00	5,400		
H	Path Network/Gravel	1,920	m	26.00	49,920		
I	Close Boarded Fencing Between Plots	800	m	32.00	25,600		
J	Allowance for Planting	1	Item	4,000.00	4,000		
K	Gravel Storage to Perimeters; 2000 wide	1,500	m2	12.00	18,000		
L	Seeding Remaining Plot Areas	31,629	m2	2.75	86,978		
M	Extra over for parking areas/patios etc	1,720	m2	52.50	90,300		

HOUSING

	Nr.	GFA	Unit	Rate	TOTAL	£/Unit	Comments
<u>TRAVELLER'S PICHES (20nr) (CONT'D)</u>							
Provision of Communal Facilities (Dependant on Specification/Sizes)							
A Toilet/Amenity Block (Provisional Allowance of 1 Per Site)		2	nr	175,000.00	350,000		
B Bin Stores		2	nr	2,500.00	5,000		
Incoming Services (Assumed 175m Per Site)							
C Mains Water; pits		1	Item	38,000.00	38,000		Provisional Allowance
D Mains Gas; pits		1	Item	0.00	0		Assumed Calor
E Mains Electricity; pits		1	Item	32,500.00	32,500		Provisional Allowance
F Extra over for provision of mini substations		1	nr	0.00	0		Assumed Not Required
G Subdued Site Lighting Provision		35,600	m2	3.00	106,800		
H Extra over for feeder pillars		2	nr	2,000.00	4,000		
I Services Connection Charges (Per Dwelling/Pitch)		20	nr	1,000.00	20,000		

HOUSING

	Nr.	GFA	Unit	Rate	TOTAL	£/Unit	Comments
<u>TRAVELLER'S PICHES (20nr) (CONT'D)</u>							
A	Allowance for septic tanks, manholes and communal connections	1	Item	59,700.00	59,700		1nr Manhole Per Dwelling
					Sub-Total	1,440,828	
					Main Contractor's Preliminaries @ 12%	172,899	
					Sub-Total	1,613,728	
					Main Contractor's Overheads & Profit @ 7.5%	121,030	
					Sub-Total	1,734,757	
					Contingencies @ 10%	173,476	
PROVISION OF TRAVELLERS PITCHES (20nr) TO HOUSING SUMMARY				£	1,910,000		Rounded to nearest £10,000

HOUSING

	Nr.	GFA	Unit	Rate	TOTAL	£/Unit	Comments
<u>SELF BUILD PLOTS - 170nr</u>							
Provision of Self Build Plots (Serviced)							Assume 200m2 Average
A	Site clearance	0	m2	0.00	-		Included Elsewhere
B	Site wide preparation; topsoil strip, sub-soil levelling and the like; disposal	34,000	m2	10.30	350,200		
C	Close Boarded Fencing Between/Around Plots	4,675	m	32.00	149,600		
D	Allowance for safe access bellmouth in tarmacadam	170	nr	2,500.00	425,000		Small
E	Drainage - Manhole and Incoming Spurs (Foul & Surface)	170	nr	3,520.00	598,400		
F	Incoming Services to Plot Boundary/Pits	170	nr	3,550.00	603,500		
G	Hard & Soft Landscaping to Plots	170	nr	0.00	-		Assumed not required
Sub-Total					2,126,700		
Main Contractor's Preliminaries @ 12%					255,204		
Sub-Total					2,381,904		
Main Contractor's Overheads & Profit @ 7.5%					178,643		
Sub-Total					2,560,547		
Contingencies @ 5%					128,027		
PROVISION OF SELF-BUILD PLOTS (170nr) TO HOUSING SUMMARY					£ 2,690,000	15,824	Rounded to nearest £10,000

INFRASTRUCTURE SUMMARY

		Dwellings		TOTAL	£/Dwelling	Comments
1	Highway Works - Primary, Secondary & Tertiary Access Roads	4170	nr	40,100,000	9,616.31	<i>Developer Cost (Includes Allowance for Signage)</i>
2	Highway Lighting (Site Wide)	4170	nr	5,340,000	1,280.58	<i>Developer Cost</i>
3	Site Wide Foul & Surface Water Drainage	4170	nr	19,760,000	4,738.61	<i>Developer Cost</i>
4	Infrastructure Adoption/Maintenance Costs	4170	nr	5,430,000	1,302.16	<i>Developer Cost</i>
INFRASTRUCTURE TO GENERAL SUMMARY				70,630,000		<i>Rounded to nearest £10,000</i>

SECTION 278 WORKS SUMMARY

	TOTAL	Comments
Generally (WEST)		
1 Footbridge & Associated Ramp Accesses	3,410,000	<i>Provisional Allowance Pending Design Detail</i>
2 Roundabout to Existing B3174 London Road (West)	1,340,000	<i>Provisional Subject to Topo/Drainage/Services Detail</i>
3 Additional Arm to Existing Roundabout on London Road	120,000	<i>Provisional Based on 35m</i>
4 Unsignalised Junction on London Road West of New Roundabout	450,000	<i>Provisional Allowance</i>
5 Upgrading of Existing London Road Between 2 and 4 Above	250,000	<i>Provisional Based on 120m</i>
Generally (EAST)		
6 Roundabout to Existing B3174 London Road (Adjacent Health & Wellbeing Hub)	Omitted	<i>Omitted as instructed by EDDC (3D e.mail 08/11/18)</i>
7 Unsignalised Junction on London Road West of New Roundabout	450,000	<i>Provisional Allowance</i>
8 Upgrading of 'T' Junctions on Existing B3174 London Road	250,000	<i>Provisional Allowance for 2nr</i>
9 Creation of New Crossing Junctions on Existing B3174 London Road East of New Roundabout	700,000	<i>Provisional Allowance</i>
10 Extra over 6 to 9 above for upgrading Existing London Road	1,385,000	<i>Provisional Based on 910m Less 250m of 7 to 9</i>

SECTION 278 WORKS SUMMARY

TOTAL

Comments

Generally (WEST & EAST)

A	Toucan Crossings (2nr)	2	nr	220,000	<i>Provisional Allowance</i>
B	Allowance for Service Diversions (Along B3174 London Road)	1	Item	1,000,000	<i>Provisional Allowance</i>

Adoption Costs and Local Authority Fees

Highways (Road Construction/Drainage/Lighting/Bridges and the Like)

C	Adoption Costs	8.00%		770,000	
D	Pre-Adoption Maintenance	2.00%		190,000	

SECTION 278 WORKS TO GENERAL SUMMARY

10,540,000

Rounded to nearest £10,000

LANDSCAPING SUMMARY

SCAPING SUMMARY

		Dwellings		TOTAL	£/Dwelling	Comments
1	Allotments (£735,000 Included in S106)	4170	nr	NIL	Section 106	2.45Ha Provision within Land Budget
2	Amenity Open Space (£514,500 Included in S106)	4170	nr	NIL	Section 106	3.43Ha Provision within Land Budget
3	Parks/Formal Recreation Grounds (£7,056,000 Included in S106)	4170	nr	NIL	Section 106	9.8Ha Provision within Land Budget
4	Non-Adoptable Parking Spaces in Residential Land Allocation	4170	nr	11,240,000	2,695.44	Domestic Allocation in Courts or Off Plot (4,049 Spaces)
4	SANGS (Suitable Accessible Natural Green Space)	4170	nr	4,130,000	990.41	78.4Ha Provision within Land Budget
5	Tree Planting (Avenue Trees)	4170	nr	900,000	215.83	Assessed from EDDC Road Profile Drawings
6	Site Wide Walls & Fencing (Plot Boundary Works In Housing)	4170	nr	2,000,000	479.62	Provisional Allowance - NB- Retaining Allowance
7	Site Wide Walking & Cycling Routes	4170	nr	-	Elsewhere	Off Site Link to West End in S106, Roadside or in SANGS
8	Landscaping to Common Areas in Residential Land Allocation	4170	nr	3,670,000	880.10	Provisional Area of 14.88Ha Grass/10% Planting/Trees
9	Serviced Mixed Use Employment Land, Parking, Secondary Roads	4170	nr	6,640,000	1,592.33	4.57Ha within Land Budget
10	Serviced Class B Employment Land (Road Network Excluded)	4170	nr	1,580,000	378.90	4.93Ha in Land Budget (Land Only no Parking/Roads)
11	Play Space (Youth & Children) Land Only Excluding Equipment	4170	nr	380,000	91.13	0.98Ha Provision within Land Budget
12	Cemetery Land - Land Only	4170	nr	370,000	88.73	1Ha Provision within Land Budget

LANDSCAPING SUMMARY

SCAPING SUMMARY

		Dwellings	TOTAL	£/Dwelling	Comments	
13	Provision of Energy Centre Land	4170	nr	390,000	93.53	2.06Ha Provision within Land Budget
14	Provision of Education Land	4170	nr	-	Section 106	6.25Ha Provision within Land Budget
15	Provision of Sports Hub Land	4170	nr	-	Section 106	11.4Ha Provision within Land Budget
						Total Allocated Space Above = 125.27ha
						Residential Land = 99.11Ha (Included in Housing)
						Gypsy and Travellers' Sites = 3.56Ha (Included in Housing)
						Total Land = 227.94Ha

LANDSCAPING TO GENERAL SUMMARY

31,300,000

Rounded to nearest £10,000

SECTION 106 SUMMARY

		Dwellings		TOTAL	£/Dwelling	Comments
1	West End Cycle Routes Connecting to Cranbrook Development	4170	nr	2,990,000	717.03	<i>As advised in Infrastructure Cost Schedule from EDDC</i>
2	Sustainable Transport Provision	4170	nr	14,180,000	3,400.48	<i>Contribution Only not Main Contract Procurement</i>
3	Provision of Community Centre (Shell & Core Only) - Bluehayes	4170	nr	910,000	218.23	<i>As DPD Policy Document Provided (620m2 GIFA)</i>
4	Provision of Community Centre (Shell & Core Only) - Treasbere	4170	nr	910,000	218.23	<i>As DPD Policy Document Provided (620m2 GIFA)</i>
5	Provision of Neighbourhood Centres (Shell & Core Only) - at Cobdens & Grange at 1,250m2 and 1,600m2 respectively	4170	nr	Omitted	Omitted	<i>Omitted as instructed 06.11.18</i>
6	Provision of Community Centre (Shell & Core Only) - Grange	4170	nr	1,100,000	263.79	<i>As DPD Policy Document Provided (750m2 GIFA)</i>
7	Retail Asset Endowment for the Town Council	4170	nr	2,000,000	479.62	<i>Advised required 06.11.18</i>
8	Fitting Out Only of Childrens' Centre (Contribution Only)	4170	nr	30,000	7.19	<i>As advised in Infrastructure Cost Schedule from EDDC</i>
9	Provision of Primary School (420 Places)	4170	nr	7,200,000	1,726.62	<i>As advised in Infrastructure Cost Schedule from EDDC</i>
10	Provision of Primary School (630 Places)	4170	nr	10,770,000	2,582.73	<i>As advised in Infrastructure Cost Schedule from EDDC</i>
11	Enhanced Secondary Education Provision	4170	nr	2,740,000	657.07	<i>As advised in Infrastructure Cost Schedule from EDDC</i>
12	Special Educational Needs (SEN) Provision	4170	nr	5,400,000	1,294.96	<i>As advised in Infrastructure Cost Schedule from EDDC</i>
13	Country Park Resource Centre	4170	nr	-	Excluded	<i>Funded from Elsewhere</i>
14	Health and Well-being Hub building	4170	nr	10,000,000	2,398.08	<i>As advised in Infrastructure Cost Schedule from EDDC</i>
15	Extra Care Housing x 55 flats	4170	nr	5,170,000	1,239.81	<i>As advised in Infrastructure Cost Schedule from EDDC</i>

SECTION 106 SUMMARY

		Dwellings	TOTAL	£/Dwelling	Comments
16	"Blue Light" Emergency Services Facility	4170 nr	1,900,000	455.64	
17	Youth Services Facility (Build)	4170 nr	-	Excluded	<i>Funded from Elsewhere</i>
18	Youth Services Facility (Fit-Out)	4170 nr	30,000	Excluded	<i>As marked up PDF of Rev. 2 by EDDC 30.10.18</i>
19	Town Council Office	4170 nr	-	Excluded	<i>Funded from Elsewhere</i>
20	Library Facility (Build)	4170 nr	-	Excluded	<i>Funded from Elsewhere</i>
21	Library Facility (Fit-Out)	4170 nr	480,000	115.11	<i>As advised in Infrastructure Cost Schedule from EDDC</i>
22	Public Convenience Buildings	4170 nr	-	0.00	<i>Instructed to Omit 23.08.18</i>
23	Place of Worship	4170 nr	-	Excluded	<i>Funded from Elsewhere (LAND ONLY)</i>
24	Cemetery	4170 nr	-	Excluded	<i>Funded from Elsewhere (LAND ONLY)</i>
25	Sports Centre & Swimming Pool	4170 nr	3,930,000	942.45	<i>As advised in Infrastructure Cost Schedule from EDDC</i>
26	Allotments	4170 nr	740,000	177.46	<i>As advised in Infrastructure Cost Schedule from EDDC</i>
27	Play Areas (Children & Youth - 0.98Ha Included in Land Budget)	4170 nr	1,560,000	374.10	<i>As advised in Infrastructure Cost Schedule from EDDC</i>
28	Natural Grass Sports Pitches	4170 nr	1,370,000	328.54	<i>As advised in Infrastructure Cost Schedule from EDDC</i>
29	Artificial Grass Sports Pitches (Off Site Contribution)	4170 nr	280,000	67.15	<i>As advised in Infrastructure Cost Schedule from EDDC</i>
30	Changing/Clubhouse Facilities and Parking for Sports Pitches	4170 nr	670,000	160.67	<i>As advised in Infrastructure Cost Schedule from EDDC</i>

SECTION 106 SUMMARY

		Dwellings	TOTAL	£/Dwelling	Comments
31	Cricket Pitch(es) Provision	4170 nr	310,000	74.34	As advised in Infrastructure Cost Schedule from EDDC
32	Tennis Courts Provision	4170 nr	370,000	88.73	As advised in Infrastructure Cost Schedule from EDDC
33	Bowling Green(s) Provision	4170 nr	50,000	11.99	As advised in Infrastructure Cost Schedule from EDDC
34	Amenity Open Space	4170 nr	510,000	122.30	As advised in Infrastructure Cost Schedule from EDDC
35	Parks & Recreation Grounds	4170 nr	7,060,000	1,693.05	As advised in Infrastructure Cost Schedule from EDDC
36	Natural & Semi-Natural Green Space	4170 nr	1,390,000	333.33	Advised to retain 23.08.18
37	Crannaford Level Crossing Highway Reprofiting	4170 nr	-	Excluded	Funded from Elsewhere
38	Second Train Station; OR Improvements to Existing Station	4170 nr	-	Elsewhere	EDDC Deemed Included in Item 2, Above
39	Car, Cycle and Coach Parking in the Town Centre	4170 nr	-	Excluded	Funded from Elsewhere
40	Multi-Functional Cultural Space	4170 nr	-	0.00	
41	Plug-in and Ultra Low Emission Vehicle Charging	4170 nr	-	Elsewhere	WWA Included in Item 2, Above
42	Carbon Reduction Over Building Regulations	4170 nr	-	Elsewhere	WWA Included in Plot Abnormals
43	Engine Testing Bay Noise Mitigation	4170 nr	1,200,000	287.77	As advised in Infrastructure Cost Schedule from EDDC
44	Non Infrastructure & Infrastructure Habitat Mitigation	4170 nr	2,050,000	491.61	As advised in e.mail from 3D 23.08.18
SECTION 106 TO GENERAL SUMMARY			87,300,000		Rounded to nearest £10,000

UTILITIES SUMMARY

	Dwellings		TOTAL	£/Dwelling	Comments
1 Combined Heating Provision (Excluding Capital & Operational Costs)	4170	nr	20,890,000	5,009.59	<i>Commercially funded capital cost/Developer Connections</i>
2 Gas Supplies	4170	nr	Excluded	Excluded	<i>Excluded due to inclusion of CHP</i>
3 Electricity Supplies	4170	nr	7,310,000	1,753.00	
4 Water Supplies	4170	nr	8,240,000	1,976.02	
5 Telecomms (BT/Cable Builder's Work Only)	4170	nr	1,380,000	330.94	
UTILITIES TO GENERAL SUMMARY			37,820,000		<i>Rounded to nearest £10,000</i>

SITE WIDE ABNORMALS SUMMARY

WIDE ABNORMALS SUMMARY		Dwellings		TOTAL	£/Dwelling	Comments
1	Cut and Fill Earthworks	4170	nr	8,000,000	1,918.47	Provisional Allowance Subject to Volumetric
2	Strategic Retaining Walls	4170	nr	5,000,000	1,199.04	Provisional Allowance Subject to Engineer's Design
3	Surface Water Attenuation	4170	nr	4,870,000	1,167.87	Based on FRA provided by Golder Associates
4	Service Diversions - Undergrounding etc.	4170	nr	4,900,000	0.00	Undergrounding HV Power Lines
5	Provision of Watercourse Bridging to Road Crossing (2nr)	4170	nr	680,000	163.07	Provisional Allowance Subject to Engineer's Design
6	Provision of Recycling Land & Parking	4170	nr	-	0.00	Assumed not required
7	Ecological Habitat Mitigation (Non Infrastructure)	4170	nr	-	See S106	Included in S106
8	Pumping Stations (2nr)	4170	nr	580,000	139.09	Assumed Provision

SITE WIDE ABNORMALS TO GENERAL SUMMARY

24,030,000

Rounded to nearest £10,000

Dwellings

TOTAL

£/Dwelling

Comments

1	Additional Foundation Depths/Underbuild	4000	nr	5,000,000	1,250.00	<i>Provisional (Subject to Topo/GeoTech/Engineer's Design)</i>
2	Piling	4000	nr	Excluded	0.00	<i>Excluded subject to Geotechnical Survey Advice</i>
3	Plot Abnormals (Previously for CSH)	1000	nr	1,050,000	1,050.00	<i>May be a requirement (Expressed per Nr. Of Affordable)</i>
4	Garage Provision (Currently Assumed to be Single to Detached)	600	nr	4,590,000	7,650.00	<i>Expressed as a cost per Dwelling with Garage</i>
5	Elevational Treatments/Specification Uplift	0	nr	Excluded	0.00	<i>See Housing Summary (If Required)</i>
6	Carbon Reduction (Over & Above Building Regs) £1,588/Dwelling	4000	nr	6,352,000	1,588.00	<i>As advised in Infrastructure Cost Schedule from EDDC</i>

PLOT ABNORMALS TO GENERAL SUMMARY

16,990,000

Rounded to nearest £10,000

PROFESSIONAL FEES SUMMARY

	TOTAL	Comments
1 Associated with Surveys	-	Professional Fees Not Applicable
2 Associated with Enabling Works & Site Clearance	93,000	Rounded to Nearest £1,000
3 Associated with Housing	32,491,000	Rounded to Nearest £1,000
4 Associated with Infrastructure (Selected Items Only)	14,509,000	Rounded to Nearest £1,000
5 Associated with CIL Items	N/A	Rounded to Nearest £1,000
6 Associated with Section 106 Items (Selected Items Only)	9,385,000	Rounded to Nearest £1,000
7 Associated with Utilities Provision	3,215,000	Rounded to Nearest £1,000
8 Associated with Site Wide Abnormals	2,163,000	Rounded to Nearest £1,000
9 Associated with Plot Abnormals	1,402,000	Rounded to Nearest £1,000
10 Local Authority Fees	120,000	Rounded to Nearest £1,000
11 Legal Fees	Excluded	
PROFESSIONAL FEES TO EXECUTIVE SUMMARY	63,380,000	Rounded to nearest £10,000

Section 4
Assumptions, Notes
& Exclusions



ASSUMPTIONS, NOTES AND EXCLUSIONS

Assumptions/Notes

- a) *The quantities used for this estimate are approximate only and are not measured in accordance with any recognised standard, consequently this document cannot be used for any other purpose.*
- b) *We have included provisional allowances for various appropriate surveys, subject to further input on requirements from the Development Team.*
- c) *We have made separate allowance for "Enabling Works" as is the convention in presentation of site development costs covering general site clearance items, tree protection and as yet undefined site demolitions (See Exclusions). Site Clearance is based on £2,600/Ha. Tree protection is based on a Provisional Quantity subject to identification on plan.*
- d) *Housing costs have been assessed on a cost per m2, based on Lower Quartile Figures from BCIS (East Devon), however at this stage of the development, subject to future decisions on specifications etc., the recent instruction to not refer to "Affordable" housing and the different strategies between Developers in separating base costs for their own House Types in normal circumstances and Plot Abnormal Costs, we have only made a distinction in costs between the new Dwelling Types and added the 170nr Self-Build Plots which we assume would be provided by the Main Contractor not the Developer/Contractor. As mentioned below we have excluded Developer's Overheads & Profit on the basis that this will not ultimately be presented as a 'real' cost by the Developer. To recognise an element of pre-design and known and tested house types, we have also reduced the Contingency element in this section to 2%. Garage provision has been included (as often is) within the Plot Abnormals section. We have excluded, at this stage, any notional adjustment for increasing some build specifications. The house build rates need to include for immediate Plot Costs/External Works which any published BCIS costs do not. These have now been defined as Plot Boundary Works, Paths, Incoming Services (Including Drainage) and basic Landscaping and we have added a separately derived 7% for these costs. These 'External Works' specifically exclude any sheds, patios, dryers etc. Any contributions towards frontage roads are also excluded here. (See Appendix A)*
- e) *We have included for Primary Access Routes based on the profiles and lengths provided by EDDC and assumed that these are 'outside' the land area allocations implied by the annotated marked up site density plans. (See note on derivation of Secondary and Tertiary Access roads below)*
- f) *The Section 278 Works included for along the existing London Road are assumed to comprise the provision of a four arm roundabout to service Bluehayes to the North and Treasbere to the South. There is also the apparent need to provide an upgraded crossing junction servicing a new access to the West end of the Treasbere development area and the existing Station Road. There is an allowance to upgrade the existing B3174 (London Road) between this junction and the new roundabout as well as adding a fourth arm South of the existing roundabout provided at the Western end of the Phase 1 development already built out. The Section 278 Works along the existing London Road towards the Eastern development sites of Cobdens and Grange is assumed to include two further primary access junctions and two secondary access 'T' junctions. Aside from the large footbridge on the Western roundabout we have currently only allowed for 2nr further major crossing points in the form of Toucan crossings, which we've assumed necessary to maintain cycling connectivity North to South. We have also made some allowance to upgrade the existing carriageways between all of the above (directly opposite the extent of each site). 120m in the West and some 660m in the East.*
- g) *We have made allowances for Secondary and Tertiary Access roads, based on a pro-rata length per Ha, of developable land from other similar schemes. The rates used reflect indicative 'average' construction profiles. We strongly recommend that a finalised Masterplan Road Network is commissioned in order that these lengths and road type can be verified as lengths can vary considerably from scheme to scheme.*

ASSUMPTIONS, NOTES AND EXCLUSIONS

Assumptions/Notes (Cont'd)

- h) We have made provisional allowances for Highway Lighting based on the gross lengths of Primary/Secondary and Tertiary Access roads and reflects the provision of 6 and 5m column lighting respectively along with cabling, trenches and an assumed number of feeder pillars and draw pits.*
- i) We have made provisional allowances for Highway Surface Water drainage and development foul water drainage based on the gross length of Primary, Secondary & Tertiary Access roads to an assumed average diameter and average depth. This will be dependant on final layouts, design and flow calculations yet to be carried out. Final lengths and routes of any roads have yet to be established. Gulleys where required are assumed to be required at the rate of 1 per 150m² of highway serviced. One of the larger assumptions is that foul drainage provided will be gravity fed at Treasbere and Grange but may require pumping at both Bluehayes and Cobdens. We have therefore allowed for 1nr pumping station in each of these areas. Allowances have been transferred to 'Site Wide Abnormals'.*
- j) With the exception of the 2nr Toucans referred to above, no signalised junctions or crossing points (Zebras, Pelicans, 3 or 4 Way) have been allowed for. We have allowed for 20nr refuge islands site wide with raised crossings and tactiles as necessary.*
- k) We have included for LA adoption costs associated with Highways/Lighting at 8% and Highway Drainage at 3% and Pre-Adoption Maintenance at 2% and 1.5% respectively.*
- l) A mains electricity supply is assumed to follow the route of the Primary Roads for connecting into from secondary accesses. As with the drainage the distribution lengths of this service are derived from the gross length of secondary & tertiary roads with allowances for draw pits every 100m and assumed connection charges of £500/Dwelling. We have also provisionally allowed for 4nr large sub-stations site wide (one for each development area).*
- m) A mains water supply is assumed to follow the route of the Primary Roads for connecting into from secondary accesses. As with the drainage the distribution lengths of this service are derived from the gross length of secondary & tertiary roads with allowances for valve pits every 100m and assumed connection charges of £500/Dwelling.*
- n) A main telecomms/cable supply is assumed to follow the route of the Primary Roads for connecting into from secondary accesses. As with the drainage the distribution lengths of this service are derived from the gross length of secondary & tertiary roads with allowances for draw pits every 100m and it is assumed that connection charges will be free. Gas supplies are currently excluded in lieu of CHP provision.*
- o) On site reinforcement of and diversions to existing services are currently excluded and we advise that all utilities are contacted as soon as possible in the development design phase to provide a co-ordinated services plan to enable firming up on the Provisional Allowances we have included to date.*
- p) Our allowances for Site Wide Abnormals are very provisional at this stage and are commensurate with other similar scheme sizes, however with the uncertainty over how the topographical issues are to be dealt with we strongly recommend that a volumetric cut and fill survey and calculation is carried out as well as consultancy undertaken to provide a site wide retaining wall scheme and to provide further detail on the extent, if any, of and method of diverting and bridging watercourses. We have made a provisional allowance for two such apparent watercourse crossings by secondary roads to the North of the Cobdens Development. Further provision would need to be separately identified.*

ASSUMPTIONS, NOTES AND EXCLUSIONS

Assumptions/Notes (Cont'd)

- q) *The topographical information we have available indicates that the developable land has been optimised in order to provide SANGS in the areas with least favourable slopes. The higher ground areas appear to be to the North and East of the Cobdens development, the South Eastern area of Treasbere, the South and East of Grange. There appears to be a gentle slope on the Bluehayes area from the railway line up towards the existing B3174 (London Road). Assuming that the foul water infrastructure follows London Road, we have therefore allowed to Pump Foul Water from the rear of the Bluehayes Development up to London Road and from the far North of the Cobdens Development to London Road. It appears without further design information that both Treasbere and Grange can accommodate a gravity foul drainage system. Provisional Allowances have been made of £250K each for pumping stations at both Bluehayes and Cobdens.*
- r) *Our allowances for plot abnormalities are also very provisional at this stage and reflect potential additional costs per dwelling for deep foundations, retaining walls and underbuild. As above we recommend some further works are undertaken to identify a site wide strategy in order to firm up on these costs. Plot abnormalities also include items for affordable housing that used to relate to the Code for Sustainable Homes and will differ from site to site and exclude renewables at this stage. We have also included for a provisional number of single garages (600nr) under this heading but excluded any potential uplift for disabled provision and renewable energy provision. Any elevational uplifts or specification enhancements for housing would be dealt with under that section, but are currently excluded.*
- s) *Within the Section 106 list of costs from EDDC, there are some allowances that include on site Developers' costs, which we've included 'as read' within this section of works. Where these are 'checkable' using benchmarked costs against the areas given in the Land Budget, we have done so however there are one or two that we cannot. These include, in particular, the figures for Formal Recreation £7.056m and the Health & Wellbeing Hub at £10m. There is separate provision for sports pitches of £1.37m and we assume all other provision listed in the draft DPD provided for any and all further sports and formal play areas will be included in the £7.056m. We have therefore made no further allowance for formal play (LEAPs, NEAPS etc), within the remaining landscaped areas within the residential parcels or the 0.98Ha allocated to play space.*
- t) *Where there are land allocations given within the land budget for Employment Land, Cemetery, Play Spaces (see above), Retail etc. we have been instructed not to allow for the buildings themselves. We are to make allowance for the provision of a fenced, secure area of relatively level land with services provided to its boundary. On site road networks, car parking, drainage and lighting are only included for within the allowance for Mixed Use Employment Land, not Class B Employment Land (See Exclusions)*
- u) *Within each of the elemental cost build-ups we have allowed for Main Contractor's Preliminaries at 12% for External Works & Infrastructure and 15% for other Buildings where required (Eg Community Centres Shell & Core) etc..*
- v) *General overheads and Profit have also been included at 7.5% with the exception of the Developer Deliverables in respect of Housing, which we've assumed not to be presented in the final development figure as a "cost". (i.e. any target profit on GDV that would be contained within a Financial Viability Assessment)*
- w) *Within each of the elemental cost build-ups we have allowed for Contingencies at 2% on Housing, 5% on Provisional Allowances or Contributions and 10% generally..*

ASSUMPTIONS, NOTES AND EXCLUSIONS

Assumptions/Notes (Cont'd)

- x) We have made an interim assessment of the level of Professional Fees varying between 6 & 10% in total depending on the type of works each abstracted total cost represents. Professional Fees are deemed to have been excluded from any externally advised total figures for other costs. (e.g S106 Items). (See Professional Fees Build-Up). Notwithstanding this separate assessment, we have carried forward an adjustment in the Executive Summary of 6% Professional Fees, commensurate with other large schemes recently analysed by Three Dragons.*
- y) See also comments in the text of the measured works sections of this document.*

ASSUMPTIONS, NOTES AND EXCLUSIONS

Exclusions

- a) *Legal fees*
- b) *Costs associated with land acquisition*
- c) *VAT*
- d) *Site Wide Demolitions (Extent to be confirmed)*
- e) *Costs associated with poor ground conditions*
- f) *Cost associated with the incidence of contaminated ground*
- g) *General service diversions/lowering unless stated within the text of the estimate.*
- h) *General drainage diversions/lowering unless stated within the text of the estimate.*
- i) *Piling of any individual plots/units. (Subject to Geotechnical Survey)*
- j) *Resurfacing, enhancements and the like to existing lanes or roads crossing the sites.*
- k) *Reinforcements to Utilities (Gas, Water, Electricity, subject to Utilities Survey and Development Plan) (Assumed part of Utilities Future Development Plans)*
- l) *Re-routing any HP Gas Mains*
- m) *Renewable energy provision generally.*
- n) *Costs associated with provision for disabled within housing units/plots. EDDC will need to ensure provision for wheelchair users using available funding with detailed planning for this when the scheme is further advanced.*
- o) *Provision of SWW water treatment plant or any outfall thereto. (Assumed part of SWW Future Development Plans)*
- p) *Local Authority Bonding costs. These are normally applied per annum and vary from scheme to scheme.*
- q) *Employment Buildings (Serviced Site Only)*
- r) *Retail Buildings (Serviced Site Only)*
- s) *Fitting Out of Community & Neighbourhood Centres (Shell Only)*
- t) *Highway Enhancements*
- u) *Car parking associated with Class B Employment Land, Cemetery, CHP Land, Play Areas and the like. (We have made such provision in the Mixed Use Employment Land and Community Centres as instructed)*
- v) *Works associated with the redevelopment of Tillhouse Farm*
- w) *S278 Works to existing London Road between new and existing roundabout South of Bluehayes Lane*
- x) *Neighbourhood Centres in both Grange & Cobdens and any associated servicing or car parking.*
- y) *Increased Costs (Inflation) Beyond 3rd Quarter 2018*
- z) *See also comments in the text of the measured works sections of this document.*

Section 5 Information Used



INFORMATION USED IN COMPILING ESTIMATE

EAST DEVON DISTRICT COUNCIL

<u>Reference</u>	<u>Title</u>	<u>Revision</u>
Allocation Area Densities	Bluehayes	*
	Treasbere	*
	Cobdens	*
	Grange	*
Allocation Maps	Bluehayes Developable Area	*
	Treasbere Developable Area	*
	Cobdens Developable Area	*
	Grange Developable Area	*
*	A1 Cranbrook Masterplan 1:5000	*
K_004 X_300_001	Primary Route Sections & Distances	A
130818	Cranbrook Plan DPD Policies (DRAFT)	*
*	Land Budget Update	11.10.18
*	Cranbrook Infrastructure Costs - KL Comments + DH (003)	11.10.18

THREE DRAGONS

<u>Reference</u>	<u>Title</u>	<u>Revision</u>
*	Housing Mix, Numbers and Area Schedule (As Amended by WWA)	07.11.18 <i>Updated by 3D</i>

INFORMATION USED IN COMPILING ESTIMATE

WSP

<u>Reference</u>	<u>Title</u>	<u>Revision</u>
03843-GA-14	Southern Expansion Area Combined Access Layout (Option 2)	E <i>Used for information only</i>
03843-GA-15	Southern Expansion Area Employment Area Access (Option 3)	C <i>Used for information only</i>
03843-GA-16	Southern Expansion Area Station Road Signals Alternative Arrangement	D <i>Used for information only</i>

GOLDER ASSOCIATES

1779607.500_B1	Flood Risk Review & Surface Water Drainage Strategy	Sept. '17
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Appendix A
BCIS Average House Build
Costs (East Devon)



£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 01-Sep-2018 02:05

➤ Rebased to East Devon (99; sample 16)

Maximum age of results: 5 years

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810. Housing, mixed developments (5)	1,208	772	1,068	1,167	1,317	2,766	408
810.1 Estate housing							
Generally (5)	1,213	693	1,038	1,151	1,292	4,100	407
Single storey (5)	1,439	866	1,140	1,374	1,612	4,100	63
2-storey (5)	1,153	693	1,020	1,128	1,245	2,312	325
3-storey (5)	1,269	810	1,057	1,199	1,349	2,457	16
4-storey or above (5)	2,704	2,069	-	2,238	-	3,806	3
810.11 Estate housing detached (5)	1,928	1,195	1,360	1,587	2,005	4,100	9
810.12 Estate housing semi detached							
Generally (5)	1,173	693	1,027	1,145	1,263	2,094	124
Single storey (5)	1,406	922	1,228	1,374	1,521	2,094	17
2-storey (5)	1,141	693	1,024	1,117	1,240	2,048	103
3-storey (5)	1,010	886	-	992	-	1,169	4
810.13 Estate housing terraced							
Generally (5)	1,288	810	1,084	1,183	1,353	3,806	69
Single storey (5)	1,369	1,042	-	1,383	-	1,668	4
2-storey (5)	1,222	831	1,084	1,182	1,289	2,312	57
3-storey (5)	1,418	810	1,068	1,267	1,629	2,457	7
4-storey or above (5)	3,806	-	-	-	-	-	1
816. Flats (apartments)							
Generally (5)	1,423	781	1,167	1,332	1,635	4,821	279
1-2 storey (5)	1,384	850	1,146	1,300	1,557	2,246	75
3-5 storey (5)	1,392	781	1,162	1,301	1,625	2,601	182
6+ storey (5)	1,814	995	1,352	1,666	1,775	4,821	22
820.1 'One-off' housing detached (3 units or less)							
Generally (5)	2,133	897	1,420	1,927	2,748	4,936	43
Single storey (5)	1,592	1,101	1,238	1,362	1,557	2,910	6
2-storey (5)	1,986	897	1,459	1,905	2,344	3,517	22
3-storey (5)	2,442	1,141	1,623	2,596	2,760	4,467	12

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
4-storey or above (5)	3,918	2,900	-	-	-	4,936	2
843. Supported housing							
Generally (5)	1,554	790	1,201	1,485	1,823	3,045	44
Single storey (5)	1,730	1,384	1,515	1,815	1,849	2,089	5
2-storey (5)	1,576	1,068	1,265	1,489	1,899	2,215	12
3-storey (5)	1,393	790	1,168	1,399	1,631	1,916	16
4-storey or above (5)	1,683	960	1,144	1,532	2,054	3,045	11
843.1 Supported housing with shops, restaurants or the like (5)	1,545	1,229	1,375	1,446	1,531	2,449	12