

# Selby Community Infrastructure Levy

## Addendum Report

On behalf of **Selby District Council**



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## Document Control Sheet

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# 1 Introduction

## 1.1 Introduction

1.1.1 The consultation on Selby District Council's Preliminary Draft Charging Schedule (PDCS) took place during a six week period ending 28 February 2014. Peter Brett Associates have been retained by the Council to support them in refining the viability evidence as a result of consultation comments received.

1.1.2 To provide context for this Addendum Report we summarise the main points raised during the consultation period.

### Residential

- Queries in relation to the evidential basis for the land value assumptions, opinion that the assumptions are too low;
- The assumed sales rates are considered optimistic;
- Underestimation of potential policy costs;
- No published evidence base;
- Assumptions used for discounts and affordable housing values are too optimistic;
- Profit margins should be tested at 20% of GDV as a minimum; and
- Specific assessments to cater for retirement accommodation should be undertaken.

### Non-Residential

- Opposition to a £10 base charge;
- Build cost data should be reviewed;
- Lack of transparency with some of the viability modelling;
- Agricultural developments should be exempt from CIL
- Retail definitions lack clarity and disagree with the fundamental issue of retail differentiation; and
- Opposition to the level of rate suggested for retail development

1.1.3 All comments received have been taken into consideration, although changes are not necessary in every case. This report sets out the refinements to the assessments and the assumptions that underpin them undertaken following the comments receive and additional research by the study team. This report does not seek to repeat everything that was included in the preliminary draft stage report, but instead focuses on the key changes proposed to the approach to CIL in Selby, the structure of the proposed Charging Schedule and the viability assessments that underpin it.

1.1.4 The changes set out in this report seek to reflect:

- Emerging best practice and the conclusions of recent Examiner's Reports on CIL charging schedules;

- The most recent update for the Government's guidance on CIL and CIL (Amendment) Regulations 2014; and
- Comments received through the PDCS consultation.

1.1.5 The key changes in approach and areas of additional evidence and/or clarification of approach that are set out in this report include:

- The application of a revised and new viability model to both residential and non-residential viability assessments that is both more refined and more transparent;
- A review of the assumptions and assessments that underpin our findings and the inclusion of additional modelling to cover additional development types;
- Revising the definitions of retail uses for the purposes of the CIL charging schedule; and
- A benchmarking of the proposed CIL rates.

## 2 Residential Viability Assessments

### 2.1 Introduction

2.1.1 This section of the report sets out the changes made in response to representations received on the assumptions and assessments that informed the PDCS. In addition, some assumptions have been updated to reflect most recent data. The changes made and the findings of our revised assessments are set out below.

### 2.2 Revised Model

2.2.1 Since the original assessments, PBA has developed a new financial model for assessing development viability, for the purposes of CIL. This new model is more detailed and allows for more detailed assumptions to be made in many respects and as such is considered more appropriate in this case.

2.2.2 It also differs from previous model in that it assesses the residual land value produced by the different schemes assessed and comparing this against a 'benchmark' land value, at a fixed level of developer's profit. The previous model calculated the level of residual profit (to be compared against benchmark profit levels), assuming a fixed land value.

2.2.3 The model is specifically designed for the purposes of CIL viability assessments and as such the output is the 'overage' of the scheme (i.e. the residual land value generated over and above benchmark levels) expressed as a value per sq. m. This value can be thought of as the maximum potential CIL charge rates or a 'ceiling' level of CIL charge.

### 2.3 Updated Assumptions

#### Land Values

2.3.1 Our assessments of residential development viability seek to test the range of likely market conditions evident across the District, applying a range of different land value assumptions related to different scenarios in terms of sales value and site size. We have also sought to ensure that, as far as is possible in all other respects, we are comparing like with like.

2.3.2 Therefore, our assumptions in terms of benchmark land value are that all sites will be cleared and remediated (if they are brownfield) and are fully serviced parcels (if they are greenfield) so that in either scenario they are readily developable or 'oven ready'. For sites that are not in this condition, the costs of making them readily developable ('oven ready') would ordinarily be subtracted from the gross land value in the offer that any rational developer would make to a landowner, in any case.

2.3.3 This approach ensures that the qualitative characteristics of a site are reflected in the price that developers are willing to pay. Sites that require significant up-front investment, either for demolition and remediation or in terms of utilities/services capacity/extensions and access infrastructure, will have lower values if these issues are not addressed prior to the sale of the land. This approach also ensures that we are comparing like with like through the assessments.

2.3.4 Consultation comments suggested that the land value assumptions used in the modelling are too low. We have sought to obtain further data to add to the existing evidence base and to inform the decisions made on land values in our assumptions. Given the lack of market activity recently, there are only limited comparable land transactions or plots for sale on which to base judgement. However we are aware of a small number of comparable transactions, details of which were provided on a confidential basis. We have also asked representors on



several occasions to provide details of comparable transactions which may support assertions that previous assumptions were too low. No information was forthcoming

2.3.5 We have also spoken to a number of agents and consultants that are active in the local market in order to gather opinions on prevailing residential land values. Values are generally in the region of £400,000 - £1,000,000 per net developable hectare (net of all policy costs). This assumption was tested at the Developer Workshop and found general agreement.

2.3.6 We have supplemented this additional information with the existing data set that informed the PDCS study. The results of discussions have suggested that our land value figures should be revised to the following

- Low value areas - £450,000 per ha
- Moderate value areas - £650,000 per ha
- High value areas - £900,000 per ha

#### **Other Assumptions**

2.3.7 The original appraisals covered development types of 0.25ha, 1ha and 5ha across three value areas. These high level appraisals cover development types that could potentially come forward over the plan period. The revised modelling covers the same development typologies in the three value areas.

2.3.8 The evidence base in respect of sales values has been updated. This includes an additional review of new residential developments currently on the market, their size and asking prices in order to determine an asking price per sq. m from which a deduction is made to take account of discounts offered by developers. We have also updated our analysis of Land Registry data on the achieved sales values of new build houses assuming a typical floorspace for each house type to derive an average value per sq. m. These analyses are included at Appendix A of this report.

2.3.9 The analysis of dwellings currently being marketed shows average asking prices for houses in Selby of £2,208 per sq. m. Typical levels of discounting from asking prices are between 5% and 10%. Applying this to the average excluding townhouses suggests average achieved sales values of £1,987 - £2,098 per sq. m.

2.3.10 Analysis of the Land Registry data covering a two year period to January 2014 shows average achieved sales values as follows:

- Detached (assuming 120 sq. m average size) – £2,016 per sq. m
- Semi-detached (assuming 100 sq. m average size) - £1,668 per sq. m
- Terrace (assuming 80 sq. m average size) – £1,781 per sq. m

2.3.11 In summary, the most recent data, considered alongside the original data, does not suggest a significant change in sales values has taken place since our previous report. As such the sales value scenarios have not been changed and remain as follows:

- Lower value - £1,850 per sq. m
- Moderate value - £2,000 per sq. m
- Higher value - £2,150 per sq. m

- 2.3.12 Several representations were received in respect of the developer's profit assumption, stating that profit should be considered as a proportion of Gross Development Value (GDV), rather than development costs. For the purposes of these assessments, we have assumed developer's profit at 20% of GDV in respect of market housing and 6% of GDV in respect of the affordable element – reflecting the fact that there is little or no risk involved in developing the affordable element.
- 2.3.13 We have also updated the build cost assumptions to reflect the latest information available from BCIS. Assumptions in respect of external works and contingency are included at industry standard levels that have repeatedly been found sound for the purposes of CIL, and have been confirmed by developers and agents as part of consultations both in Selby and elsewhere. As such, no change is proposed to the external works and contingency assumptions.
- 2.3.14 The revised assumptions used in the modelling are summarised in table 2.1. Other assumptions not mentioned in the summary table below remained unchanged.

Table 2.1 Residential Viability Assumptions

Assumption	Value
<b>Sales Value</b>	
Low Value	£1,850 per sq. m
Moderate Value	£2,000 per sq. m
High Value	£2,150 per sq. m
Affordable Housing	At adopted transfer values
<b>Build Cost<sup>1</sup></b>	
Low Value	£830 per sq. m
Moderate Value	£840 per sq. m
High Value	£850 per sq. m
Affordable Housing	£830 per sq. m
<b>Land Value (per net developable ha)</b>	
Low Value	£450,000
Moderate Value	£650,000
High Value	£900,000

<sup>1</sup> This is the basic build cost figure. 10% is added to take account of external works and 5% for contingency. The figure relates to the 1ha scenario. A 2.5% increase is applied for the 0.25ha scenario and a 2.5% decrease for the 5ha scenario.

<p><b>Affordable Housing</b></p> <p>All Value areas</p> <p>Sites under threshold</p>	<p>(on sites over 0.3ha/10 dwellings)</p> <p>40%</p> <p>Commuted sum in line with SPD</p>
<p><b>Residual S106<sup>2</sup></b></p> <p>0.25ha and 1ha scenarios</p> <p>5ha scenarios</p>	<p>£500 per unit</p> <p>£2,500 per unit</p>
<p><b>Dwelling Sizes</b></p> <p>Low Value</p> <p>Moderate Value</p> <p>High Value</p> <p>Affordable Housing</p>	<p>100 sq. m</p> <p>110 sq. m</p> <p>125 sq. m</p> <p>80 sq. m</p>
<p><b>Densities<sup>3</sup></b></p> <p>Low Value</p> <p>Moderate Value</p> <p>High Value</p>	<p>40 dph</p> <p>35 dph</p> <p>30 dph</p>

## 2.4 Findings

2.4.1 The findings of the revised modelling are outlined in the tables below. The final column shows the assessed 'overage' on a per sq. m basis. This represents the 'surplus' residual land value generated over and above the assumed benchmark land values and at the profit levels identified above. This figure can be seen as the maximum potential charge rate. The summary findings of the assessments are shown in Table 2.2 below, whilst more detailed assessments summaries are provided at Appendix B.

Table 2.2 Appraisal Findings

0.25ha								
Site	Site area per ha	CIL Chargeable sq m	Residual value per ha per sq m		Benchmark land value per ha per sq m		Overage per ha per sq m	
Low value	0.250	850	£685,763	£202	£450,000	£132	£235,763	£69
Moderate value	0.250	825	£1,012,529	£307	£650,000	£197	£362,529	£110
High value	0.250	813	£1,408,162	£433	£900,000	£277	£508,162	£156

<sup>2</sup>The 0.25ha scenario has an additional commuted sum figure added to reflect the requirements of the Affordable Housing SPD. The commuted sum equates to £9,600 per unit.

<sup>3</sup> These densities apply to the 1ha and 5ha scenarios. Reduced densities of 34dph, 32dph and 30dph have been applied to the 0.25ha scenario as no affordable is required on site.

**1ha**

Site	Site area		CIL Chargeable GIA	Residual value		Benchmark land value		Overage per ha	
	per ha	sq m		per ha	per sq m	per ha	per sq m	per ha	per sq m
Low value	0.95	2,280		£541,758	£226	£450,000	£188	£91,758	£38
Moderate value	0.95	2,195		£796,984	£345	£650,000	£281	£146,984	£64
High value	0.95	2,138		£1,064,792	£473	£900,000	£400	£164,792	£73

**5ha**

Site	Site area		CIL Chargeable GIA	Residual value		Benchmark land value		Overage per ha	
	per ha	sq m		per ha	per sq m	per ha	per sq m	per ha	per sq m
Low value	3.50	8,400		£532,382	£222	£450,000	£188	£82,382	£34
Moderate value	3.50	8,085		£798,301	£346	£650,000	£281	£148,301	£64
High value	3.50	7,875		£1,068,108	£475	£900,000	£400	£168,108	£75

2.4.2 The revised models show that all of the scenarios tested are demonstrably viable, albeit to varying degrees. The lower value scenarios show the overage per sq. m varying between £34 per sq. m in respect of the 5 ha scenario, up to £69 per sq. m in the 0.25 ha scenario. The moderate and higher value scenarios show above reveal overages of between £64 per sq. m and £156 per sq. m.

2.4.3 Our approach to recommending charge rates is to take the lowest common denominator as the starting point, and set charges that are within the range of 50% and 75% of the identified theoretical maximum. This range allows a balance to be created between the need to fund the infrastructure requirements in the district whilst maintaining development viabilities. The level of infrastructure requirements will dictate where within this range a rate is set. It is not set at the ceiling of our range which allows for additional buffer over and above the initial 25% draw down from the maximum.

2.4.4 Two charging zones are proposed for Selby. For the lower value zone, the lowest overage identified is £34 per sq. m, suggesting charges should be between £17 and £26 per sq. m. The previously recommended charge rate for the lower value zone of £25 falls within this range and represents 74% of the theoretical maximum.

2.4.5 For the moderate and higher value scenarios, the lowest overage identified is £64 per sq. m, suggesting charges within the range £32 - £48. The previously proposed charge rate of £45 per sq. m again falls within this range, representing 70% of the theoretical maximum.

2.4.6 On the basis of these findings, we do not propose to change the residential charges relating to houses.

## 2.5 Apartment Viability Assessments

2.5.1 The report which accompanied the PDCS contained residential appraisals which covered developments of housing schemes. No assessments were undertaken on apartment developments. The main reason for this decision is the lack of available evidence related to apartment developments.

2.5.2 We have sought to revisit and review the evidence base for apartments to highlight data that may have come to light since the PDCS viability report was published. The review of the evidence generated the same results as previous. There are no new build apartment properties currently being marketed and no transactions of new build apartments have taken place since November 2012. This lack of development activity in the apartment sub-sector suggests that they are not currently a viable development product.

2.5.3 Given the lack of transactional evidence on which to base robust viability modelling, and the de facto evidence of unviability shown by the lack of development activity, we propose a zero rate charge on all apartment developments.

## 3 Retail Definitions

### 3.1 Revised Approach to Retail Charges

- 3.1.1 Representations submitted on behalf of ALDI Stores Ltd and J Sainsburys disputed the ability to differentiate between retail development types, citing a lack of clarity in the definitions proposed and raising issues in respect of the viability evidence.
- 3.1.2 There is clear evidence to support the differences development costs and values between different types of retail development, and resultant differences in viability, it remains the desire of the Council to reflect this in the way that CIL is levied. The CIL regulations also support such an approach and enable authorities to vary charges where viability differs according to how buildings are used, the scale of development or by zone. As such, it is necessary to define how different forms of retail development are used differently in order to justify charge variation.
- 3.1.3 The Council proposes to differentiate charges by use. The word 'use' in the context of the CIL regulations is as normally defined, rather a reference to the Use Classes Order. Therefore, we set out below a series of definitions that describe how different types of retail development are used. These definitions have been refined to add greater clarity following the representations received. In defining these uses, we also make reference to a scale of development as one of several indicators that would help to determine how any given proposal should be defined for the purpose of CIL charges in Selby. Our consideration of the viability of each different type of use is then set out in Section 4.
- 3.1.4 Our assessments are based takes as its basis the different types of retail development which have potential to take place in Selby, each of which has materially different key viability assessment assumptions, in particular rental values, yields, build cost and land acquisition costs. The types of development assessed are:
- High Street Comparison Retail – High street comparison retail development will usually involve redevelopment of existing buildings to provide new retail accommodation that better meets the demands of modern retail businesses. Typically such development will provide a wide range of unit sizes, including one or two large spaces for 'anchor tenants' and a much larger number of small spaces. They will typically have frontage on to areas of high footfall, aiming to capture the passing trade of shoppers on foot, who are also likely to visit other stores and other parts of the centre, many of whom will arrive in the centre by non-car modes.
  - Retail Warehouses – Retail warehouses are usually large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods. They can be stand-alone units, but are also often developed as part of retail parks. In either case, they are usually located outside of existing town centres and cater mainly for car-borne customers. As such, they usually have large adjacent, dedicated surface parking.
  - Supermarkets – Supermarkets are large convenience-led stores where the majority of custom is from people doing their main weekly food shop. As such, they provide a very wide range of convenience goods, often along with some element of comparison goods. In addition to this, the key characteristics of the way a supermarket is used include:
    - The area used for the sale of goods will generally be above 500 sq. m.
    - The majority of customers will use a trolley to gather a large number of products;

- The majority of customers will access the store by car, using the large adjacent car parks provided; and
  - Servicing is undertaken via a dedicated service area, rather than from the street.
- Neighbourhood Convenience - Neighbourhood convenience stores are used primarily by customers undertaking 'top-up' shopping. They sell a limited range of convenience goods and usually do not sell comparison goods. The key characteristics of their use include:
- Trading areas of generally less than 500 sq. m;
  - The majority of customers will buy only a small number of items that can be carried around the store by hand or in a small basket;
  - The majority of customers will access the store on foot and as such there is usually little or no dedicated parking; and
  - Servicing is often undertaken from the street, rather than dedicated service areas.
- 3.1.5 The representation by Aldi Stores Ltd states that no separate assessment has been undertaken, for which they say the development economics are different. It is not possible under the CIL regulations to differentiate a charge according to different types of operator. Charges may only vary where the evidence shows that there is a material difference in viability by the use of the building, the scale of development or by zone. Whilst it is possible to discern a difference in the use (and viability) of buildings used as small neighbourhood convenience stores for top-up shopping and supermarkets used for main weekly food shopping, this is not possible between discount supermarkets and those operated by others. They are, for all intents and purposes, used in the same way. As such, it would not be possible to set different charges for discount operators.
- 3.1.6 The assumptions used in our viability assessment reflect the forms of development of this use considered most likely to come forward – namely supermarkets operated by the 'big four' supermarket chains. Nonetheless, it may be accurate to suggest that the development economics vary somewhat between discount and major supermarket operators. Our evidence shows that rental values for discount supermarkets are often lower than those for major supermarket operators and that the covenant strength of the discount operators means that yields are slightly higher. These two factors will reduce development value. Conversely, build costs are known to be lower for discount supermarkets, and lower value development sites are more typical. To a large extent therefore, these factors will balance one another out.
- 3.1.7 In any case, the charge rates proposed are well below the theoretical maximum charges for each use precisely in order to allow for developments that have higher costs or lower values, and therefore lower viability, than is typical and acts as a safeguard to viability.

## 4 Non-Residential Viability Assessments

### 4.1 Introduction

4.1.1 As with the residential assessments, the non-residential viability modelling has also been updated since the original study. Our assessment of development viability of each of the uses tested previously is set out in Table 4.1 below. Much of the data used in the assessments remain from the original calculations. An additional viability assessment has been undertaken with respect to Neighbourhood Convenience Stores.

### 4.2 Revised Model

4.2.1 The previous report included viability assessments based on a single sq. m of development for simplicity. Several representations suggested that this approach lacked transparency, and requested an approach based on typologies of development. To reflect these comments, we have now applied a revised model for the purposes of assessing non-residential development viability that is based on development typologies.

4.2.2 As with the residential model, the model assesses residual land value after all development costs including developer's profit, and the output of the assessment is an 'overage' when considered against 'benchmark' land values for each use. This overage is expressed as a value per sq. m which can be seen as the theoretical maximum from which a CIL charge can be drawn.

### 4.3 Revised Assumptions

4.3.1 The model has been based on the same assumptions as outlined in the original work for the PDCS, there have been some minor amendments to elements of the data. The key input assumptions are outlined in table 4.1. Build cost data has been updated to the most recent dataset (accessed April 2014).

Table 4.1 Non-Residential Assumptions

Development Type	Assumption	Value
Town Centre Office	Rent per sq. m	£130
	Yield	9.00%
	Build cost per sq. m	£1,240
Business Park Office	Rent per sq. m	£130
	Yield	8.50%
	Build cost per sq. m	£1,050
Industrial	Rent per sq. m	£60

	Yield	8.75%
	Build cost per sq. m	£450
High Street Comparison Retail	Rent per sq. m	£250
	Yield	7.50%
	Build cost per sq. m	£910
Retail Warehouse	Rent per sq. m	£140
	Yield	7.25%
	Build cost per sq. m	£535
Supermarket	Rent per sq. m	£200
	Yield	5.50%
	Build cost per sq. m	£1,160
Neighbourhood Convenience Retail	Rent per sq. m	£150
	Yield	6.50%
	Build cost per sq. m	£1,010

4.3.2 A review of land values was undertaken. For the most part land values have remained unchanged with the exception of high street comparison retail and neighbourhood convenience retail. The assumed land values are as follows:

- Town centre office - £1,000,000 per ha;
- Business park office - £400,000 per ha;
- Industrial - £400,000 per ha;
- High street comparison retail - £8,500,000 per ha;
- Retail warehouse - £1,750,000 per ha;
- Supermarket - £2,250,000 per ha; and
- Neighbourhood convenience retail - £650,000 per ha.



## 4.4 Findings

- 4.4.1 The results of the revised assessments, applying the new model and the revised assumptions as set out above, are shown in the table 4.2 below. The assessments themselves are included at Appendix C of this report.

Table 4.2 Viability Assessment Results

	GIA	NIA	Net site area ha	Residual value		Benchmark		CIL Overage	
				Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm
Town Centre Office	6,000	5,100	0.25	£17,875,315	£745	£1,000,000	£42	£18,875,315	£786
Business Park Office	4,000	3,400	0.50	£3,685,406	£461	£400,000	£50	£4,085,406	£511
Industrial	4,000	3,800	1.00	£578,983	£145	£400,000	£100	£978,983	£245
High Street Comparison Retail	6,000	5,100	0.50	£8,423,120	£702	£8,500,000	£708	£76,880	£6
Retail Warehouse	4,000	3,800	1.00	£2,132,472	£533	£1,750,000	£438	£382,472	£96
Supermarket	4,000	3,800	1.00	£3,311,057	£828	£2,250,000	£563	£661,057	£165
Neighbourhood Convenience	1,200	1,140	0.20	£1,370,790	£228	£650,000	£108	£120,790	£20

- 4.4.2 The results shown above broadly correlate with those of the original assessments. The output figures are slightly different to those originally calculated but they continue to demonstrate that the only development types showing materially positive overages are retail warehousing and supermarket developments.
- 4.4.3 As previously set out in the Economic Viability Assessment, office, industrial, high street comparison retail and neighbourhood convenience retail developments are not currently viable, or are only marginally so (in the case of neighbourhood convenience retail), under current market conditions and the assumptions applied that reflect them.
- 4.4.4 As previously, retail warehouse development is shown to benefit from healthy levels of viability showing a maximum potential CIL charge of £96 per sq. m. Similarly, supermarkets show a significant level of viability with a maximum potential CIL charge of £165 per sq. m. Neighbourhood convenience retail shows a marginal overage of £20 per sq. m.
- 4.4.5 These figures represent the theoretical ‘ceiling’ of viability from which proposed charges must draw down in order to take account of potential market changes and sites where costs may be higher and/or values lower than is typical.
- 4.4.6 Using a range of 50-75% of the maximum as a guide for an acceptable charge rate we are able to identify potential charge rates for the development types that show viability. Table 4.3 below provides a synopsis of our calculations.

Table 4.3 Proposed Retail Rates

Development	Maximum Rate (per sq. m)	Suggested Rate Range (per sq. m)	Suggested Rate (per sq. m)
Retail warehouse	£96	£48 - £72	£60
Supermarket	£165	£83 - £124	£110
Neighbourhood convenience	£20	£10 - £15	£0

- 4.4.7 We therefore conclude that the charges previously proposed of £60 per sq. m for retail warehousing and £110 per sq. m for supermarkets to remain appropriate. Whilst the new modelling of neighbourhood convenience retail shows the potential for a small CIL charge, the

amount of development anticipated is not significant enough to consider a charge to be appropriate. We therefore suggest a zero rate for neighbourhood convenience.

## 5 Charge Rate Benchmarking

5.1.1 In this section of the report, we seek to test the appropriateness of the levels of CIL charge recommended for Selby by benchmarking the rates in two different ways. Firstly, we test the charge rates as a percentage of development value and compare this against the levels that have been found to be viable and are now adopted and in operation elsewhere.

5.1.2 Secondly, we benchmark the CIL charges against the developer contributions provided through Section 106 agreements as part of recent developments in Selby to enable a 'like-with-like' comparison between the two approaches.

### 5.2 Residential Rates as a Percentage of Value

5.2.1 An effective way of benchmarking residential CIL charge rates is to consider the scale of the charge as a proportion of development value – i.e. the assumed sales values of development. Not only does it put the scale of charges in context in terms of their importance to overall viability, it also enables direct comparison between different authorities.

5.2.2 The charge rates per sq. m, expressed as a percentage of sales values per sq. m, can then be considered alongside that for authorities where CIL has been adopted and the charge rates found to be viable by an examiner. We have undertaken this exercise for each of the CIL Charging schedules adopted nationally to date. The findings are shown in Table 5.1 below.

Table 5.1 CIL Rates as a Percentage of Residential Values

Local Authority	Adoption Date	CIL Rate	Assumed Residential Value (per sq. m)	CIL Rate as %age of Value
Redbridge	1 January 2012	£70	£3,767	1.9%
Portsmouth	1 April 2012	£105	£2,850	3.7%
Huntingdonshire	1 May 2012	£85	£1,884	4.5%
Wandsworth	1 November 2012	£575	£10,764	5.3%
Bristol	1 January 2013	£70	£3,496	2.0%
Wycombe	1 November 2012	£125	£3,500	3.6%
Croydon	1 April 2013	£120	£3,636	3.3%
Havant	1 August 2013	£100	£3,014	3.3%
East Cambridge	1 February 2013	£40	£2,000	2.0%
Greater Norwich	1 July 2013	£115	£2,600	4.4%
Broadland	15 July 2013	£115	£2,520	4.9%
Norwich	Expected Feb 2014	-	-	-
South Norfolk				

Mid Devon	1 October 2013	£90	£2,200	<b>4.0%</b>
Elmbridge	1 April 2013	£125	£4,000	<b>3.1%</b>
Plymouth	1 June 2013	£30	£2,153	<b>1.4%</b>
Barnet	1 May 2013	£135	£6,735	<b>2.0%</b>
Fareham	1 May 2013	£105	£2,800	<b>3.8%</b>
Exeter	1 November 2013	£80	£2,380	<b>3.4%</b>
Waveney	1 August 2013	£150	£4,500	<b>3.3%</b>
Southampton	1 September 2013	£70	£2,905	<b>2.4%</b>
Oxford	21 October 2013	£100	£2,985	<b>3.4%</b>
Harrow	1 October 2013	£110	£4,390	<b>2.5%</b>
Taunton Deane	1 April 2014	£70	£2,090	<b>3.4%</b>
<b>Overall Average</b>				<b>3.25%</b>

5.2.3 The findings show that there is significant diversity in rates as a proportion of value across the country. The lowest figure is just 1.4% of value, whilst the highest is 5.3%. The average across all of the authorities assessed is 3.25%. We set out the corresponding assessment for the rates proposed for Selby in Table 5.2 below.

Table 5.2 Selby CIL Rates as a Percentage of Value

Value Zone	Residential Value (per sq. m)	Proposed CIL Rate	CIL Rate as Percentage of Value
Low Value	£1,850	£25	1.4%
Moderate Value	£2,000	£45	2.3%
High Value	£2,150	£45	2.1%

5.2.4 Table 5.2 shows the proposed rates for Selby range between 1.4% and 2.3% of the sales value. As such all of the rates proposed are lower than the national average.

5.2.5 A key point to note is that the charge rate for the lower value zone represents a lower percentage of development value, reflecting that development of such sites is likely to be more challenging in viability terms. This approach has been commended at Examination<sup>4</sup>.

5.2.6 Overall, it is clear from this assessment that the proposed charges for Selby are in line with, if not more conservative than, those that have been set elsewhere in the country, were considered viable by an Examiner and are in operation.

<sup>4</sup> Trafford CIL Examiner's Report February 2014

### 5.3 CIL and S106 Comparisons

- 5.3.1 A further means of benchmarking proposed CIL rates is to compare the costs to developers of CIL against that the equivalent costs under the current S016 regime. In order to undertake this analysis, the Council has provided us with recent planning approvals which have a signed S106 agreement from which we can draw comparisons. The schemes are:
- Manor Farm, North Duffield (2005/0226/FUL) – 34 dwellings;
  - Station Road, Riccall (2007/1103/FUL) – 58 dwellings;
  - Dunelm Farm, Riccall (2011/1048/FUL) – 13 dwellings;
  - Land South of Ousegate, Selby (2010/044/FUL) – 10 dwellings;
  - White House Farm, Thorpe Willoughby – 149 dwellings; and
  - Water Lane, Eggborough (2011/0261/FUL) – 7 dwellings.
- 5.3.2 Using the details of the approved schemes, Table 6.3 below provides a 'like-with-like' comparison of S106 and CIL contributions for the residential developments, applying the proposed CIL rates to the net additional market floorspace at the achieved level of affordable housing.
- 5.3.3 It should be noted that if the full policy level of affordable housing is provided (which is not achieved in some cases) then the CIL liability would be smaller because affordable housing is not liable for CIL.

Table 5.3 S106 and CIL Comparison – Residential (at achieved Affordable Housing provision)

<b>Residential</b>							
<b>Development Location</b>	<b>Application Ref:</b>	<b>Number/Type of Units</b>	<b>Affordable Percentage</b>	<b>Total S106 Contribution<sup>2</sup></b>	<b>S106 per unit</b>	<b>CIL Revenue at £45/sq. m</b>	<b>CIL Revenue at £25/sq. m</b>
<i>Manor Farm, North Duffield (Barratt)</i>	<i>2005/0226/FUL</i>	<i>34</i>	<i>41.2</i>	<i>£102,543</i>	<i>£3,015.97</i>	<i>£99,000</i>	<i>-</i>
<i>Station Road, Riccall (Stamford Homes)</i>	<i>2007/1103/FUL</i>	<i>58</i>	<i>18.9</i>	<i>£260,647</i>	<i>£4,493.91</i>	<i>£232,650</i>	<i>-</i>
<i>Dunelm Farm, Riccall (Linden Homes)</i>	<i>2011/1048/FUL</i>	<i>13</i>	<i>0</i>	<i>£13,546</i>	<i>£1,042.00</i>	<i>£64,350</i>	<i>-</i>
<i>Land South of Ousegate, Selby</i>	<i>2010/0044/FUL</i>	<i>10</i>	<i>0</i>	<i>£11,730</i>	<i>£1,173.00</i>	<i>-</i>	<i>£27,500</i>
<i>White House Farm, Thorpe Willoughby (Linden)</i>	<i>2012/0852/FUL</i>	<i>149</i>	<i>40.3</i>	<i>£1,004,623</i>	<i>£6,742.44</i>	<i>-</i>	<i>£244,750</i>
<i>Water Lane, Eggborough</i>	<i>2011/0261/FUL</i>	<i>7</i>	<i>0</i>	<i>£8,022</i>	<i>£1,146.00</i>	<i>-</i>	<i>£19,250</i>



- 5.3.4 Of the six residential schemes considered, three are shown to have incurred higher costs under the current Section 106 regime that would have been the case if CIL were in place, whilst the other three would have contributed more under CIL. As mentioned above, if policy levels of affordable housing are assumed then the CIL cost would be further reduced. Of the schemes where CIL is lower than S106, the CIL liability represents between 24.4% and 96.5% of the cost of the S106.
- 5.3.5 Overall, these findings show that the cost to developers of the proposed CIL charges are generally comparable to the level of developer contributions that have been made in recent years. Indeed, in 50% of the cases, CIL would have resulted in lower costs to the developer.



## 6 Revised Charging Schedule

6.1.1 As a result of this further analysis outlined in sections 3 and 5, we are suggesting revisions to the charging schedule as originally drafted. The revised charging schedule will read as follows.

Table 6.1 Revised Charging Schedule

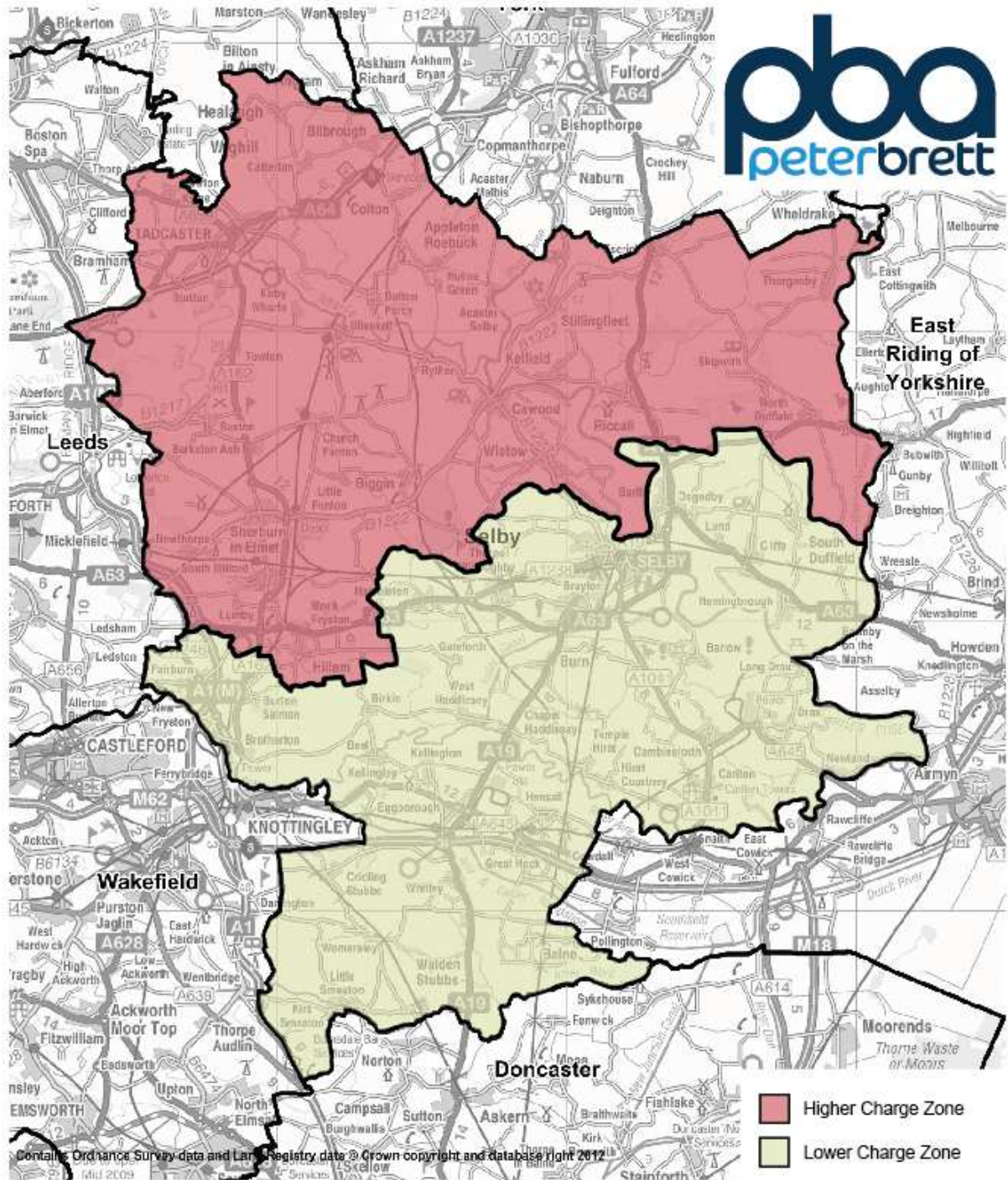
Use	Proposed CIL Charge per sq. m
<b>Private market houses (excl. apartments)</b>	
Low value areas	£25
All other areas	£45
<b>Supermarkets<sup>5</sup></b>	£110
<b>Retail Warehouse<sup>5</sup></b>	£60
<b>Public/Institutional facilities as follows: education, health, community and emergency services</b>	£0
<b>All other chargeable development (incl. apartments)</b>	£0

### 6.2 Proposed Charging Zones

- 6.2.1 In line with the evidence presented in the September 2013 Viability Study, a two zone approach to charging for private market housing is proposed. No comments were received as part of the PDCS consultation in respect of the proposed charging zone boundaries and it is considered that the boundaries continue to reflect local evidence.
- 6.2.2 The proposed rates are £25 per sq. m for houses in the in low value areas (yellow) and £45 per sq. m in all other areas (red), as defined by the charge zone map below.

<sup>5</sup> As defined in section 4

Figure 6.1 Charge Zone Map



# Appendix A Residential Sales Value Analysis

Property Name	Address	Post code	Type	Bedrooms	Area (sq.ft)	Area (sq.m)	Price	Price per sq.ft	Price per sq.m
The Cheyney	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Detached	4	1164.7	108.2	£204,995	£176.01	£1,894.59
The Thoresby	Dunelm Farm, Main Street, Riccall	YO19	Detached	4	1050.6	97.6	£289,950	£275.99	£2,970.80
The Wetherby	Dunelm Farm, Main Street, Riccall	YO19	Detached	4	1076.4	100.0	£299,950	£278.66	£2,999.50
	Doncaster Road, Selby	YO8	Detached	4	1344.4	124.9	£325,000	£241.74	£2,602.08
The Linton	Dunelm Farm, Main Street, Riccall	YO19	Detached	4	1276.6	118.6	£359,950	£281.96	£3,034.99
The Fernlea	Church Fields, High Street, Boston Spa	LS23	Detached	4	1043.0	96.9	£384,995	£369.12	£3,973.12
	Church Mews, Church Fenton		Detached	4	2150.0	199.7	£395,000	£183.72	£1,977.97
Maple Tree Cottage	Church Street, Bilton-in-Ainsty	YO26 7NN	Detached	4	1711.5	159.0	£395,000	£230.79	£2,484.28
The Somersby	Southfield Park, Southlands Close, South Milford	LS25	Detached	3	1143.0	106.2	£219,950	£192.43	£2,071.09
The Conisholme	Southfield Park, Southlands Close, South Milford	LS25	Detached	3	1143.0	106.2	£249,950	£218.68	£2,353.58
The Deighton	Southfield Park, Southlands Close, South Milford	LS25	Detached	4	1140.0	105.9	£259,950	£228.03	£2,454.67
The Bramham	Southfield Park, Southlands Close, South Milford	LS25	Detached	4	1324.0	123.0	£299,950	£226.55	£2,438.62
	Ings Lane, Beal, Goole	DN14	Detached	4	982.7	91.3	£220,000	£223.87	£2,409.64
	Weeland Road, Knottingley	WF11	Detached	4	2133.4	198.2	£250,000	£117.18	£1,261.35
The Hatfield	Staynor Hall, Selby	YO8 8RX	Detached	3	969.8	90.1	£185,999	£191.79	£2,064.36
The Roseberry	Staynor Hall, Selby	YO8 8RX	Detached	4	1204.5	111.9	£206,999	£171.85	£1,849.86
The Rosefield	Staynor Manor, Selby	YO8 8RX	Detached	4	1335.8	124.1	£229,999	£172.18	£1,853.34
The Lumley	Staynor Hall, Selby	YO8 8RX	Detached	4	1252.9	116.4	£209,999	£167.61	£1,804.12
The Rosefield	Staynor Manor, Selby	YO8 8RX	Detached	4	1335.8	124.1	£235,999	£176.67	£1,901.53
The Winster	Staynor Hall, Selby	YO8 8RX	Detached	4	1195.9	111.1	£229,999	£192.32	£2,070.20
The Escrick	Staynor Hall, Selby	YO8 8RX	Detached	4	1087.2	101.0	£209,999	£193.16	£2,079.20
The Chichester	Staynor Manor, Selby	YO8 8RX	Detached	4	1355.2	125.9	£259,999	£191.85	£2,065.12
The Rufford	Staynor Hall, Selby	YO8 8RX	Detached	3	871.8	81.0	£179,999	£206.47	£2,222.48
The Chichester	Staynor Manor, Selby	YO8 8RX	Detached	4	1355.2	125.9	£254,999	£188.16	£2,025.41
The Clevedon	Staynor Hall, Selby	YO8 8RX	Detached	3	972.0	90.3	£189,999	£195.48	£2,104.09
The Loxwood	Staynor Manor, Selby	YO8 8RX	Detached	4	1858.9	172.7	£289,999	£156.01	£1,679.21
The Dunster	Staynor Manor, Selby	YO8 8RX	Detached	4	1951.5	181.3	£309,999	£158.85	£1,709.87
The Hatfield	Staynor Hall, Selby	YO8 8RX	Detached	3	969.8	90.1	£186,999	£192.82	£2,075.46
The Rufford	Staynor Hall, Selby	YO8 8RX	Detached	3	871.8	81.0	£167,999	£192.70	£2,074.06
The Marston	Southfield Park, Southlands Close, South Milford	LS25	Link Detached	3	843.0	78.3	£169,950	£201.60	£2,170.50
The Collingham	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Semi-Detached	3	766.4	71.2	£152,995	£199.63	£2,148.81
Cherry Cottage	Chapel Street, Riccall, York	YO19	Semi-Detached	2	762.1	70.8	£179,995	£236.18	£2,542.30
The Kensford	Church Fields, High Street, Boston Spa	LS23	Semi-Detached	4	1008.6	93.7	£299,995	£297.44	£3,201.65
The Gainsby	Church Fields, High Street, Boston Spa	LS23	Semi-Detached	4	1107.6	102.9	£349,995	£315.99	£3,401.31
The Aylesbury	Church Fields, High Street, Boston Spa	LS23	Semi-Detached	5	1598.4	148.5	£424,995	£265.89	£2,861.92
	Barn Elms, Camblesforth	YO8	Semi-Detached	5	1399.3	130.0	£215,000	£153.65	£1,653.85
	Barn Elms, Camblesforth	YO9	Semi-Detached	5	1700.7	158.0	£275,000	£161.70	£1,740.51
	Weeland Road, Knottingley	WF11	Semi-Detached	4	1388.4	129.0	£180,000	£129.65	£1,395.35
The Askham	Staynor Hall, Selby	YO8 8RX	Semi-Detached	2	581.3	54.0	£125,999	£216.75	£2,333.31
The Beardsley	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Terrace	3	764.2	71.0	£149,995	£196.28	£2,112.61
The Stretton	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Terrace	3	1033.3	96.0	£167,995	£162.58	£1,749.95
The Oakley	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Terrace	3	1033.3	96.0	£169,995	£164.52	£1,770.78
The Hornby	Long Acre, Camblesforth	YO8 8HD	Terrace	2	764.2	71.0	£119,950	£156.96	£1,689.44
The Kilnwick	Long Acre, Camblesforth	YO8 8HD	Terrace	2	762.5	70.8	£119,950	£157.31	£1,694.21
The Hornby	Long Acre, Camblesforth	YO8 8HD	Terrace	2	785.8	73.0	£124,950	£159.01	£1,711.64
The Askham	Staynor Hall, Selby	YO8 8RX	Terrace	2	646.9	60.1	£126,999	£196.32	£2,113.13
	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Terrace (Town House)	3	1033.3	96.0	£167,995	£162.58	£1,749.95

The Wheatley	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Terrace (Town House)	3	1173.2	109.0	£176,995	£150.87	£1,623.81
The Farrington	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Terrace (Town House)	3	1173.2	109.0	£184,995	£157.68	£1,697.20
The Farrington	Holmes Meadow, Coupland Road, Selby	YO8 3GE	Terrace (Town House)		1173.2	109.0	£184,995	£157.68	£1,697.20
	Coopers Fold, Boston Spa	LS23 6SJ	Terrace (Town House)	4	1636.1	152.0	£349,950	£213.89	£2,302.30
The Boathouse	Church Fields, High Street, Boston Spa	LS23	Terrace (Town House)	4	1457.4	135.4	£449,995	£308.77	£3,323.45
The Boathouse (End of Terrace)	Church Fields, High Street, Boston Spa	LS23	Terrace (Town House)	5	1470.4	136.6	£459,995	£312.84	£3,367.46
The Skelton	Willeby Heights, Londesborough Grove, Thorpe Willoughby	YO8	Bungalow	3	964.0	89.6	£189,950	£197.04	£2,119.98
The Everingham	Willeby Heights, Londesborough Grove, Thorpe Willoughby	YO8	Detached	3	1012.0	94.0	£199,950	£197.58	£2,127.13
The Overton	Willeby Heights, Londesborough Grove, Thorpe Willoughby	YO8	Bungalow	3	1118.0	103.9	£230,000	£205.72	£2,213.67
The Conisholme	Willeby Heights, Londesborough Grove, Thorpe Willoughby	YO8	Detached	3	1143.0	106.2	£239,950	£209.93	£2,259.42
The Burnby	Willeby Heights, Londesborough Grove, Thorpe Willoughby	YO8	Detached	4	1176.0	109.3	£235,000	£199.83	£2,150.05
The Allerthorpe	Willeby Heights, Londesborough Grove, Thorpe Willoughby	YO8	Detached	4	1360.0	126.3	£275,000	£202.21	£2,177.36
The Hunsley	Willeby Heights, Londesborough Grove, Thorpe Willoughby	YO8	Detached	4	1436.0	133.4	£299,950	£208.88	£2,248.50
The Ripingham	Willeby Heights, Londesborough Grove, Thorpe Willoughby	YO8	Detached	4	1603.0	148.9	£320,000	£199.63	£2,149.09
The Wynton	Willeby Heights, Londesborough Grove, Thorpe Willoughby	YO8	Detached	4	1646.0	152.9	£325,000	£197.45	£2,125.57
The Hayton	Willeby Heights, Londesborough Grove, Thorpe Willoughby	YO8	Detached	4	1822.0	169.3	£329,995	£181.12	£1,949.17
	Ash Tree Gardens, Apleton Roebuck, York	YO23	Terraced	3	850.3	79.0	£245,000	£288.13	£3,101.27
	Ash Tree Gardens, Apleton Roebuck, York	YO23	Terraced	3	850.3	79.0	£240,000	£282.25	£3,037.97
	Ash Tree Gardens, Apleton Roebuck, York	YO23	Terraced	3	850.3	79.0	£240,000	£282.25	£3,037.97
	Ash Tree Gardens, Apleton Roebuck, York	YO23	Terraced	3	850.3	79.0	£235,000	£276.37	£2,974.68

<b>Average Values per sq.ft</b>	
Houses	<b>£208.31</b>
<b>Average Values per sq.m</b>	
Houses	<b>£2,242.22</b>

<b>Average Size sq.ft</b>	
Houses	<b>1,194.26</b>
<b>Average Size sq.m</b>	
Houses	<b>110.95</b>

199999	30/09/2010	LS25 6FN	D	Y	F	25 MOORLAND WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
199950	22/10/2010	YO8 8GY	D	Y	F	12 BARN ELMS	CAMBLESF SELBY	SELBY	NORTH YORKSHIRE	
170000	27/10/2010	YO8 8SD	D	Y	F	2 CEDAR WAY		SELBY	NORTH YORKSHIRE	
230000	29/10/2010	YO8 9TL	D	Y	F	2 FORRESTER CLOSE	BRAYTON SELBY	SELBY	NORTH YORKSHIRE	
279999	29/10/2010	LS25 6PP	D	Y	F	36 SAXON WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
249995	29/10/2010	YO8 9TL	D	Y	F	4 FORRESTER CLOSE	BRAYTON SELBY	SELBY	NORTH YORKSHIRE	
200000	29/10/2010	YO8 8SG	D	Y	F	4 WILLOW GREEN		SELBY	NORTH YORKSHIRE	
280249	29/10/2010	LS25 6PP	D	Y	F	34 SAXON WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
199999	29/10/2010	YO8 8SD	D	Y	F	4 CEDAR WAY		SELBY	NORTH YORKSHIRE	
284999	15/11/2010	LS25 6FN	D	Y	F	37 MOORLAND WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
230000	17/11/2010	YO8 9TL	D	Y	F	6 FORRESTER CLOSE	BRAYTON SELBY	SELBY	NORTH YORKSHIRE	
265999	19/11/2010	LS25 6PP	D	Y	F	27 SAXON WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
480000	30/09/2010	YO8 5ST	D	Y	F	MALLARDS CHAMPIONS GATE	NORTH DU SELBY	SELBY	NORTH YORKSHIRE	
289995	26/11/2010	YO8 9TL	D	Y	F	8 FORRESTER CLOSE	BRAYTON SELBY	SELBY	NORTH YORKSHIRE	
290000	06/12/2010	YO8 3RR	D	Y	F	1 WEST EN GREEN LANE	NORTH DU SELBY	SELBY	NORTH YORKSHIRE	
223249	10/12/2010	LS25 6PP	D	Y	F	22 SAXON WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
208999	10/12/2010	LS25 6PP	D	Y	F	28 SAXON WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
282000	10/12/2010	YO8 8GY	D	Y	F	16 BARN ELMS	CAMBLESF SELBY	SELBY	NORTH YORKSHIRE	
208999	13/12/2010	LS25 6PP	D	Y	F	26 SAXON WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
249999	13/12/2010	LS25 6FN	D	Y	F	19 MOORLAND WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
369999	17/12/2010	YO8 3PN	D	Y	F	5 KIRKHAM MEWS	WISTOW SELBY	SELBY	NORTH YORKSHIRE	
249849	17/12/2010	LS25 6PN	D	Y	F	30 MOORLAND ROAD	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
249850	17/12/2010	LS25 6PP	D	Y	F	30 SAXON WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
214999	10/12/2010	YO8 8SG	D	Y	F	10 WILLOW GREEN		SELBY	NORTH YORKSHIRE	
239999	17/12/2010	LS25 6PP	D	Y	F	24 SAXON WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
230000	22/12/2010	YO8 5TD	D	Y	F	2 MEADOW GATE	NORTH DU SELBY	SELBY	NORTH YORKSHIRE	
364950	28/01/2011	YO8 9RP	D	Y	F	4 NESS BANK CLOSE	BRAYTON SELBY	SELBY	NORTH YORKSHIRE	
249999	28/01/2011	LS25 6FN	D	Y	F	8 MOORLAND WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
390000	11/02/2011	YO8 3PN	D	Y	F	KIRKHAM L KIRKHAM MEWS	WISTOW SELBY	SELBY	NORTH YORKSHIRE	
229995	22/02/2011	YO8 9TF	D	Y	F	2 BAYNES COURT	BRAYTON SELBY	SELBY	NORTH YORKSHIRE	
259995	28/02/2011	YO8 9TF	D	Y	F	4 BAYNES COURT	BRAYTON SELBY	SELBY	NORTH YORKSHIRE	
219000	10/03/2011	YO8 9GL	D	Y	F	42 STATION VIEW	HAMBLET SELBY	SELBY	NORTH YORKSHIRE	
265999	18/03/2011	LS25 6PP	D	Y	F	32 SAXON WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
199999	25/03/2011	YO8 8SG	D	Y	F	12 WILLOW GREEN		SELBY	NORTH YORKSHIRE	
249999	31/03/2011	LS25 6PX	D	Y	F	2 BRACKEN CLOSE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
234999	08/04/2011	LS25 6PW	D	Y	F	9 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
379999	21/04/2011	YO8 3RU	D	Y	F	4 CHERRY MEWS	WISTOW SELBY	SELBY	NORTH YORKSHIRE	
210500	28/04/2011	YO8 9GL	D	Y	F	40 STATION VIEW	HAMBLET SELBY	SELBY	NORTH YORKSHIRE	
279999	28/04/2011	LS25 6PX	D	Y	F	2 BRACKEN CLOSE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
299999	12/05/2011	YO8 9GL	D	Y	F	38 STATION VIEW	HAMBLET SELBY	SELBY	NORTH YORKSHIRE	
234999	21/04/2011	YO8 8SD	D	Y	F	6 CEDAR WAY		SELBY	NORTH YORKSHIRE	
214999	20/05/2011	LS25 6PX	D	Y	F	4 BRACKEN CLOSE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
231000	20/05/2011	YO8 9GL	D	Y	F	36 STATION VIEW	HAMBLET SELBY	SELBY	NORTH YORKSHIRE	
239999	25/05/2011	LS25 6PW	D	Y	F	11 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
322500	27/05/2011	YO8 9RP	D	Y	F	3 NESS BANK CLOSE	BRAYTON SELBY	SELBY	NORTH YORKSHIRE	
199999	27/05/2011	YO8 8SG	D	Y	F	8 WILLOW GREEN		SELBY	NORTH YORKSHIRE	
269950	31/05/2011	YO19 6JR	D	Y	F	9 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE	
320000	31/05/2011	YO19 6JR	D	Y	F	7 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE	
289950	31/05/2011	YO19 6JR	D	Y	F	11 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE	
179950	01/06/2011	DN14 0JD	D	Y	F	1 GRAVELHILL LANE	WHITLEY GOOLE	SELBY	NORTH YORKSHIRE	
219999	10/06/2011	YO8 9GL	D	Y	F	44 STATION VIEW	HAMBLET SELBY	SELBY	NORTH YORKSHIRE	
249850	10/06/2011	LS25 6PS	D	Y	F	3 SAXON MEWS	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
300199	17/06/2011	LS25 6PS	D	Y	F	2 SAXON MEWS	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
239999	17/06/2011	YO8 8SG	D	Y	F	6 WILLOW GREEN		SELBY	NORTH YORKSHIRE	
280202	17/06/2011	YO19 6JR	D	Y	F	2 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE	
239999	17/06/2011	YO8 8SD	D	Y	F	8 CEDAR WAY		SELBY	NORTH YORKSHIRE	
249950	22/06/2011	YO19 6JR	D	Y	F	5 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE	
174999	24/06/2011	YO8 8SA	D	Y	F	20 GERMAIN CLOSE		SELBY	NORTH YORKSHIRE	
219999	24/06/2011	LS25 6PW	D	Y	F	19 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
232703	24/06/2011	YO19 6JR	D	Y	F	17 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE	
244950	29/06/2011	YO19 6JR	D	Y	F	4 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE	
295000	30/06/2011	YO19 6JR	D	Y	F	8 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE	
235000	29/06/2011	YO19 6JR	D	Y	F	10 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE	
295000	08/07/2011	LS25 6PS	D	Y	F	8 SAXON MEWS	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
244999	08/07/2011	YO8 8SG	D	Y	F	3 WILLOW GREEN		SELBY	NORTH YORKSHIRE	
498500	18/07/2011	LS24 9AZ	D	Y	F	1 COTCHERS RISE	SAXTON TADCASTE	SELBY	NORTH YORKSHIRE	
278999	13/07/2011	YO8 8RX	D	Y	F	DARGAI, 5 ASH WAY		SELBY	NORTH YORKSHIRE	
265000	27/07/2011	YO8 3FY	D	Y	F	CLOUGH H LONG LANE	WISTOW SELBY	SELBY	NORTH YORKSHIRE	
214950	29/07/2011	YO19 6JR	D	Y	F	21 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE	
215000	29/07/2011	YO8 9RP	D	Y	F	2 NESS BANK CLOSE	BRAYTON SELBY	SELBY	NORTH YORKSHIRE	
304950	29/07/2011	YO19 6JR	D	Y	F	19 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE	
284999	02/08/2011	YO8 9GL	D	Y	F	32 STATION VIEW	HAMBLET SELBY	SELBY	NORTH YORKSHIRE	
385000	29/07/2011	LS24 9HE	D	Y	F	MUIRFIELD STUTTON ROAD		TADCASTE	SELBY	NORTH YORKSHIRE
179950	01/10/2010	YO8 9GL	D	Y	F	1 STATION VIEW	HAMBLET SELBY	SELBY	NORTH YORKSHIRE	
287000	10/08/2011	YO8 5TD	D	Y	F	4 MEADOW GATE	NORTH DU SELBY	SELBY	NORTH YORKSHIRE	
469000	19/08/2011	YO23 7BU	D	Y	F	5 AINSTY GARTH	APPLETON YORK	SELBY	NORTH YORKSHIRE	
303999	23/08/2011	LS25 6PS	D	Y	F	12 SAXON MEWS	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
229999	24/08/2011	YO8 8SG	D	Y	F	11 WILLOW GREEN		SELBY	NORTH YORKSHIRE	
259999	26/08/2011	YO8 8RX	D	Y	F	15 ASH WAY		SELBY	NORTH YORKSHIRE	
309999	26/08/2011	LS25 6PS	D	Y	F	10 SAXON MEWS	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
274950	16/09/2011	YO19 6JR	D	Y	F	15 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE	
249999	21/09/2011	DN14 0PH	D	Y	F	1 THE ORCI WATER LANE	EGGBOROL GOOLE	SELBY	NORTH YORKSHIRE	
245999	30/09/2011	LS25 6PW	D	Y	F	18 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	
279999	29/09/2011	LS25 6PW	D	Y	F	16 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE	

279999	30/09/2011	LS25 6PW	D	Y	F	14 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
249999	13/10/2011	Y08 8RX	D	Y	F	9 ASH WAY	SELBY	SELBY	NORTH YORKSHIRE
266000	20/10/2011	Y08 9GL	D	Y	F	34 STATION VIEW	HAMBLETCS	SELBY	NORTH YORKSHIRE
214999	28/10/2011	Y08 8SG	D	Y	F	16 WILLOW GREEN	SELBY	SELBY	NORTH YORKSHIRE
234999	28/10/2011	LS25 6PS	D	Y	F	15 SAXON MEWS	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
230000	31/10/2011	Y019 6JR	D	Y	F	1 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
262000	01/11/2011	Y019 6JR	D	Y	F	3 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
435000	28/10/2011	Y08 9HP	D	Y	F	THE BEECH GATEFORTH LANE	HAMBLETCS	SELBY	NORTH YORKSHIRE
214999	28/10/2011	Y08 8SA	D	Y	F	18 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
380000	18/11/2011	Y08 9HP	D	Y	F	THE BEECH GATEFORTH LANE	HAMBLETCS	SELBY	NORTH YORKSHIRE
360000	18/11/2011	Y08 3RU	D	Y	F	5 CHERRY MEWS	WISTOW	SELBY	NORTH YORKSHIRE
241999	25/11/2011	Y08 8SG	D	Y	F	9 WILLOW GREEN	SELBY	SELBY	NORTH YORKSHIRE
340000	28/11/2011	Y019 6JR	D	Y	F	12 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
174999	25/11/2011	Y08 8SA	D	Y	F	6 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
279999	09/12/2011	LS25 6PR	D	Y	F	2 SAXON COURT	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
325000	15/12/2011	Y08 3RU	D	Y	F	3 CHERRY MEWS	WISTOW	SELBY	NORTH YORKSHIRE
244950	15/12/2011	Y019 6JR	D	Y	F	45 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
229000	16/12/2011	LS25 6PP	D	Y	F	23 SAXON WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
219999	16/12/2011	Y08 8SA	D	Y	F	10 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
204999	16/12/2011	Y08 8SA	D	Y	F	16 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
284999	16/12/2011	Y08 8RX	D	Y	F	7 ASH WAY	SELBY	SELBY	NORTH YORKSHIRE
199999	16/12/2011	Y08 8SG	D	Y	F	15 WILLOW GREEN	SELBY	SELBY	NORTH YORKSHIRE
222999	16/12/2011	LS25 6PP	D	Y	F	25 SAXON WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
225000	02/12/2011	DN14 0GP	D	Y	F	3 ALL SAINTS GROVE	WHITLEY GOOLE	SELBY	NORTH YORKSHIRE
249950	16/12/2011	Y019 6JR	D	Y	F	39 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
219999	20/12/2011	LS25 6PY	D	Y	F	3 BRACKEN COURT	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
294999	16/12/2011	Y08 8RX	D	Y	F	11 ASH WAY	SELBY	SELBY	NORTH YORKSHIRE
259999	16/12/2011	LS25 6PW	D	Y	F	1 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
279999	21/12/2011	LS25 6PN	D	Y	F	11 MOORLAND ROAD	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
284999	21/12/2011	Y08 8SB	D	Y	F	9 JESSE CLOSE	SELBY	SELBY	NORTH YORKSHIRE
299999	03/02/2012	LS25 6PS	D	Y	F	11 SAXON MEWS	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
532500	10/02/2012		D	Y	F	BECKETT H FAIRFAX CLOSE	APPLETON YORK	SELBY	NORTH YORKSHIRE
219999	23/02/2012	LS25 6PR	D	Y	F	4 SAXON COURT	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
294950	24/02/2012	LS25 5GJ	D	Y	F	5 MILFORD WAY	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
294950	29/02/2012	LS25 5GJ	D	Y	F	1 MILFORD WAY	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
275000	24/02/2012		D	Y	F	MILNER CC FAIRFAX CLOSE	APPLETON YORK	SELBY	NORTH YORKSHIRE
224995	24/02/2012	DN14 0GJ	D	Y	F	16 ALL SAINTS COURT	WHITLEY GOOLE	SELBY	NORTH YORKSHIRE
235000	29/02/2012	LS25 5GJ	D	Y	F	6 MILFORD WAY	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
445000	02/03/2012	Y023 7BU	D	Y	F	MAYFIELD AINSTY GARTH	APPLETON YORK	SELBY	NORTH YORKSHIRE
313452	24/02/2012	LS25 5GJ	D	Y	F	3 MILFORD WAY	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
201999	16/03/2012	Y08 8RX	D	Y	F	17 ASH WAY	SELBY	SELBY	NORTH YORKSHIRE
222999	16/03/2012	LS25 6PP	D	Y	F	21 SAXON WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
249950	27/02/2012	LS25 5GJ	D	Y	F	7 MILFORD WAY	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
209995	23/03/2012	Y08 3AR	D	Y	F	3 COUPLAND CLOSE	SELBY	SELBY	NORTH YORKSHIRE
180000	30/03/2012	Y08 8SA	D	Y	F	2 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
267999	27/03/2012	LS25 6PN	D	Y	F	20 MOORLAND ROAD	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
299995	17/04/2012	DN14 0GP	D	Y	F	16 ALL SAINTS GROVE	WHITLEY GOOLE	SELBY	NORTH YORKSHIRE
276999	20/04/2012	Y08 8SB	D	Y	F	7 JESSE CLOSE	SELBY	SELBY	NORTH YORKSHIRE
269995	20/04/2012	DN14 0GP	D	Y	F	14 ALL SAINTS GROVE	WHITLEY GOOLE	SELBY	NORTH YORKSHIRE
289999	05/04/2012	LS25 6PS	D	Y	F	7 SAXON MEWS	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
209950	13/04/2012	LS25 5GJ	D	Y	F	9 MILFORD WAY	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
171999	20/04/2012	Y08 8RX	D	Y	F	23 ASH WAY	SELBY	SELBY	NORTH YORKSHIRE
215000	30/04/2012	Y08 8SA	D	Y	F	4 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
292999	30/04/2012	LS25 6PW	D	Y	F	3 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
249950	30/04/2012	Y019 6JR	D	Y	F	43 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
229995	27/04/2012	DN14 0GP	D	Y	F	12 ALL SAINTS GROVE	WHITLEY GOOLE	SELBY	NORTH YORKSHIRE
249999	27/04/2012	LS25 6PX	D	Y	F	1 BRACKEN CLOSE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
249999	27/04/2012	Y08 8SB	D	Y	F	5 JESSE CLOSE	SELBY	SELBY	NORTH YORKSHIRE
249995	27/04/2012	DN14 0GP	D	Y	F	1 ALL SAINTS GROVE	WHITLEY GOOLE	SELBY	NORTH YORKSHIRE
219000	25/05/2012	Y019 6JR	D	Y	F	14 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
245950	31/05/2012	LS25 5NU	D	Y	F	7 SOUTHLANDS CLOSE	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
249950	31/05/2012	Y019 6JR	D	Y	F	16 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
210000	31/05/2012	LS25 6PP	D	Y	F	4 SAXON WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
276999	31/05/2012	LS25 6PW	D	Y	F	21 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
221999	31/05/2012	Y08 8SA	D	Y	F	8 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
220000	31/05/2012	Y08 8SB	D	Y	F	17 JESSE CLOSE	SELBY	SELBY	NORTH YORKSHIRE
345000	08/06/2012	Y08 6NU	D	Y	F	MAGNOLIA YORK ROAD	CLIFFE	SELBY	NORTH YORKSHIRE
250000	11/06/2012	Y08 9AX	D	Y	F	OAK TREE I BAFFAM LANE	SELBY	SELBY	NORTH YORKSHIRE
271000	15/06/2012	LS25 6PS	D	Y	F	14 SAXON MEWS	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
249999	15/06/2012	Y019 6QJ	D	Y	F	11 STATION ROAD	RICCALL YORK	SELBY	NORTH YORKSHIRE
205999	25/05/2012	Y08 8SB	D	Y	F	15 JESSE CLOSE	SELBY	SELBY	NORTH YORKSHIRE
173999	28/06/2012	Y08 8RX	D	Y	F	39 ASH WAY	SELBY	SELBY	NORTH YORKSHIRE
249999	21/06/2012	LS25 6PP	D	Y	F	19 SAXON WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
174999	28/06/2012	Y08 8RX	D	Y	F	37 ASH WAY	SELBY	SELBY	NORTH YORKSHIRE
215000	11/06/2012	DN14 0GP	D	Y	F	10 ALL SAINTS GROVE	WHITLEY GOOLE	SELBY	NORTH YORKSHIRE
249950	29/06/2012	LS25 5GH	D	Y	F	1 FIELD VIEW	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
199995	27/06/2012	Y08 3AR	D	Y	F	2 COUPLAND CLOSE	SELBY	SELBY	NORTH YORKSHIRE
209999	29/06/2012	Y08 8RX	D	Y	F	41 ASH WAY	SELBY	SELBY	NORTH YORKSHIRE
324950	29/06/2012	LS25 5NU	D	Y	F	1 SOUTHLANDS CLOSE	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
215000	29/06/2012	LS25 6PN	D	Y	F	9 MOORLAND ROAD	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
184999	29/06/2012	Y08 8FL	D	Y	F	12 MULBERRY CLOSE	SELBY	SELBY	NORTH YORKSHIRE
269950	03/07/2012	Y019 6JR	D	Y	F	18 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
350000	20/07/2012	LS25 6IS	D	Y	F	THE MILL NEWTHORPE	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
282999	20/07/2012	LS25 6PS	D	Y	F	9 SAXON MEWS	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE

234999	27/07/2012	Y08 8SB	D	Y	F	1 JESSE CLOSE	SELBY	SELBY	NORTH YORKSHIRE
189995	27/07/2012	Y08 3AR	D	Y	F	8 COUPLAND CLOSE	SELBY	SELBY	NORTH YORKSHIRE
279995	20/07/2012	DN14 OGP	D	Y	F	7 ALL SAINTS GROVE	WHITLEY	GOOLE	NORTH YORKSHIRE
260000	03/08/2012	DN14 OGP	D	Y	F	6 ALL SAINTS GROVE	WHITLEY	GOOLE	NORTH YORKSHIRE
220000	09/08/2012	Y08 8SG	D	Y	F	14 WILLOW GREEN	SELBY	SELBY	NORTH YORKSHIRE
279995	10/08/2012	DN14 OGP	D	Y	F	11 ALL SAINTS GROVE	WHITLEY	GOOLE	NORTH YORKSHIRE
270000	21/08/2012	Y08 8SB	D	Y	F	11 JESSE CLOSE	SELBY	SELBY	NORTH YORKSHIRE
264999	24/08/2012	LS25 6PS	D	Y	F	18 SAXON MEWS	SHERBURN	LEEDS	NORTH YORKSHIRE
185000	31/08/2012	Y08 8RX	D	Y	F	35 ASH WAY	SELBY	SELBY	NORTH YORKSHIRE
237495	31/08/2012	DN14 OGP	D	Y	F	9 ALL SAINTS GROVE	WHITLEY	GOOLE	NORTH YORKSHIRE

£260,151                      120 Price per sqm                      £2,167.93

55500	29/10/2010	Y08 3ED	F	Y	L	27 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
55500	29/10/2010	Y08 3ED	F	Y	L	35 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
63750	29/10/2010	Y08 3EH	F	Y	L	66 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
95950	17/12/2010	Y08 3EH	F	Y	L	97 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
55000	12/01/2011	DN14 0LX	F	Y	L	AYS GARTH HUT GREEN	EGGBOROL	GOOLE	NORTH YORKSHIRE
52999	18/03/2011	Y08 3ED	F	Y	L	23 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
100000	01/04/2011	Y08 9TD	F	Y	L	FELD HOUS MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
52999	01/04/2011	Y08 3EH	F	Y	L	109 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
52999	01/04/2011	Y08 3EH	F	Y	L	69 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
98360	08/04/2011	Y08 9TD	F	Y	L	FELD HOUS MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
90000	20/04/2011	Y08 9TD	F	Y	L	FELD HOUS MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
50349	01/04/2011	Y08 3EH	F	Y	L	98 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
52999	17/06/2011	Y08 3ED	F	Y	L	57 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
84500	30/06/2011	Y08 9TD	F	Y	L	FELD HOUS MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
50000	01/07/2011	Y08 3EH	F	Y	L	113 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
50349	22/07/2011	Y08 3EH	F	Y	L	111 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
78000	29/07/2011	Y08 9TD	F	Y	L	FELD HOUS MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
78000	29/07/2011	Y08 9TD	F	Y	L	FELD HOUS MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
52999	29/07/2011	Y08 3EH	F	Y	L	93 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
94952	26/08/2011	Y08 9TD	F	Y	L	FELD HOUS MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
52999	26/08/2011	Y08 3ED	F	Y	L	59 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
84500	01/09/2011	Y08 9TD	F	Y	L	FELD HOUS MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
75500	01/09/2011	Y08 9TD	F	Y	L	FELD HOUS MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
84500	01/09/2011	Y08 9TD	F	Y	L	FELD HOUS MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
84500	12/09/2011	Y08 9TD	F	Y	L	FELD HOUS MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
52999	30/09/2011	Y08 3EH	F	Y	L	19 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
52999	10/10/2011	Y08 3EH	F	Y	L	118 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
52999	21/10/2011	Y08 3EH	F	Y	L	100 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
55000	22/09/2011	DN14 0LX	F	Y	L	AYS GARTH HUT GREEN	EGGBOROL	GOOLE	NORTH YORKSHIRE
52999	28/10/2011	Y08 3ED	F	Y	L	17 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
119950	06/12/2011	Y08 9TD	F	Y	L	FELD HOUS MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
52999	08/12/2011	Y08 3EH	F	Y	L	120 CLOG MILL GARDENS	SELBY	SELBY	NORTH YORKSHIRE
99950	15/06/2012	Y019 6JG	F	Y	L	STATION C STATION RISE	YORK	SELBY	NORTH YORKSHIRE
117000	29/06/2012	Y019 6JG	F	Y	L	STATION C STATION RISE	YORK	SELBY	NORTH YORKSHIRE
122950	29/06/2012	Y019 6JG	F	Y	L	STATION C STATION RISE	YORK	SELBY	NORTH YORKSHIRE
120000	29/06/2012	Y019 6JG	F	Y	L	STATION C STATION RISE	YORK	SELBY	NORTH YORKSHIRE
119950	29/06/2012	Y019 6JG	F	Y	L	STATION C STATION RISE	YORK	SELBY	NORTH YORKSHIRE
99950	29/06/2012	Y019 6JG	F	Y	L	STATION C STATION RISE	YORK	SELBY	NORTH YORKSHIRE
99950	27/07/2012	Y019 6JG	F	Y	L	STATION C STATION RISE	YORK	SELBY	NORTH YORKSHIRE
121950	27/07/2012	Y019 6JG	F	Y	L	STATION C STATION RISE	YORK	SELBY	NORTH YORKSHIRE
99950	20/08/2012	Y019 6JG	F	Y	L	STATION C STATION RISE	YORK	SELBY	NORTH YORKSHIRE
96000	10/09/2012	Y019 6JG	F	Y	L	STATION C STATION RISE	YORK	SELBY	NORTH YORKSHIRE

£78,209.50                      50 Price per sqm                      £1,564

169950	30/09/2010	Y08 9GN	S	Y	F	6 ST MARYS COURT	HAMBLETC	SELBY	NORTH YORKSHIRE
183333	19/10/2010	LS25 6FN	S	Y	F	27 MOORLAND WAY	SHERBURN	LEEDS	NORTH YORKSHIRE
155000	12/11/2010	Y08 9TE	S	Y	F	80 MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
143000	19/11/2010	Y08 9GL	S	Y	F	15 STATION VIEW	HAMBLETC	SELBY	NORTH YORKSHIRE
184999	26/11/2010	LS25 6PP	S	Y	F	20 SAXON WAY	SHERBURN	LEEDS	NORTH YORKSHIRE
174995	26/11/2010	Y08 9TE	S	Y	F	82 MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
180000	30/11/2010	Y08 8HD	S	Y	F	62 BRIGG LANE	CAMBLESF	SELBY	NORTH YORKSHIRE
199999	10/12/2010	Y08 3RU	S	Y	F	2 CHERRY MEWS	WISTOW	SELBY	NORTH YORKSHIRE
182999	16/12/2010	LS25 6FN	S	Y	F	21 MOORLAND WAY	SHERBURN	LEEDS	NORTH YORKSHIRE
235000	17/12/2010	Y023 7DN	S	Y	F	GRAYSON ( MAIN STREET	APPLETON	YORK	NORTH YORKSHIRE
164999	17/12/2010	Y08 9GL	S	Y	F	17 STATION VIEW	HAMBLETC	SELBY	NORTH YORKSHIRE
179999	17/12/2010	LS25 6FN	S	Y	F	23 MOORLAND WAY	SHERBURN	LEEDS	NORTH YORKSHIRE
177999	22/12/2010	LS25 6PP	S	Y	F	6 SAXON WAY	SHERBURN	LEEDS	NORTH YORKSHIRE
205000	31/01/2011	Y08 3RU	S	Y	F	1 CHERRY MEWS	WISTOW	SELBY	NORTH YORKSHIRE
179999	25/03/2011	LS25 6PR	S	Y	F	5 SAXON COURT	SHERBURN	LEEDS	NORTH YORKSHIRE
174999	31/03/2011	Y08 9GL	S	Y	F	7 STATION VIEW	HAMBLETC	SELBY	NORTH YORKSHIRE
150000	01/10/2010	Y08 9TE	S	Y	F	74 MOAT WAY	BRAYTON	SELBY	NORTH YORKSHIRE
165000	15/04/2011	Y08 9GL	S	Y	F	11 STATION VIEW	HAMBLETC	SELBY	NORTH YORKSHIRE
124999	13/05/2011	Y08 8SA	S	Y	F	22 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
184999	24/05/2011	Y08 9GL	S	Y	F	9 STATION VIEW	HAMBLETC	SELBY	NORTH YORKSHIRE
174999	20/05/2011	Y08 8SG	S	Y	F	7 WILLOW GREEN	SELBY	SELBY	NORTH YORKSHIRE
223249	20/05/2011	LS25 6PS	S	Y	F	4 SAXON MEWS	SHERBURN	LEEDS	NORTH YORKSHIRE
234999	26/05/2011	LS25 6PS	S	Y	F	6 SAXON MEWS	SHERBURN	LEEDS	NORTH YORKSHIRE
124999	14/06/2011	Y08 8SA	S	Y	F	24 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
194999	24/06/2011	LS25 6PW	S	Y	F	22 HEATHER DRIVE	SHERBURN	LEEDS	NORTH YORKSHIRE
229999	27/06/2011	Y08 8SG	S	Y	F	5 WILLOW GREEN	SELBY	SELBY	NORTH YORKSHIRE



139999	30/06/2011	Y08 8SA	S	Y	F	14 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
147000	30/06/2011	Y08 8RR	S	Y	F	6 CEDAR ROAD	SELBY	SELBY	NORTH YORKSHIRE
174999	24/06/2011	LS25 6PR	S	Y	F	3 SAXON COURT	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
149999	24/06/2011	Y08 8SA	S	Y	F	12 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
194999	29/07/2011	LS25 6PW	S	Y	F	20 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
169999	31/08/2011	Y08 9GH	S	Y	F	10 ST MARYS WALK	HAMBLETC SELBY	SELBY	NORTH YORKSHIRE
179999	19/09/2011	Y08 9GL	S	Y	F	3 STATION VIEW	HAMBLETC SELBY	SELBY	NORTH YORKSHIRE
167999	30/09/2011	Y08 9GL	S	Y	F	5 STATION VIEW	HAMBLETC SELBY	SELBY	NORTH YORKSHIRE
184999	14/10/2011	Y08 9HY	S	Y	F	61 STATION ROAD	HAMBLETC SELBY	SELBY	NORTH YORKSHIRE
154999	25/11/2011	LS25 6PW	S	Y	F	10 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
154999	28/11/2011	LS25 6PW	S	Y	F	12 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
199999	02/12/2011	LS25 6PW	S	Y	F	6 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
160000	16/12/2011	Y08 8SB	S	Y	F	42 JESSE CLOSE	SELBY	SELBY	NORTH YORKSHIRE
164999	16/12/2011	Y08 8SH	S	Y	F	15 WILLOW GARDENS	SELBY	SELBY	NORTH YORKSHIRE
199999	02/12/2011	LS25 6PW	S	Y	F	8 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
110000	16/12/2011	Y08 8SB	S	Y	F	38 JESSE CLOSE	SELBY	SELBY	NORTH YORKSHIRE
137950	20/12/2011	Y019 6JR	S	Y	F	24 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
175999	21/12/2011	Y08 8SB	S	Y	F	40 JESSE CLOSE	SELBY	SELBY	NORTH YORKSHIRE
110000	16/12/2011	Y08 8SB	S	Y	F	36 JESSE CLOSE	SELBY	SELBY	NORTH YORKSHIRE
205000	19/12/2011	LS25 6PY	S	Y	F	2 BRACKEN COURT	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
131052	20/12/2011	Y019 6JR	S	Y	F	26 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
199999	21/12/2011	LS25 6PY	S	Y	F	1 BRACKEN COURT	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
169999	26/01/2012	Y08 9GP	S	Y	F	2 WELLS DRIVE	HAMBLETC SELBY	SELBY	NORTH YORKSHIRE
161499	17/02/2012	Y08 8SH	S	Y	F	11 WILLOW GARDENS	SELBY	SELBY	NORTH YORKSHIRE
190000	28/02/2012	Y019 6JR	S	Y	F	22 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
199950	10/02/2012	Y08 8GN	S	Y	F	6 LONG ACRE	CAMBLESF SELBY	SELBY	NORTH YORKSHIRE
179950	23/03/2012	LS25 5NU	S	Y	F	3 SOUTHLANDS CLOSE	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
129999	26/03/2012	Y08 8RX	S	Y	F	25 ASH WAY	SELBY	SELBY	NORTH YORKSHIRE
124999	30/03/2012	Y08 8RX	S	Y	F	27 ASH WAY	SELBY	SELBY	NORTH YORKSHIRE
179950	12/04/2012	LS25 5GJ	S	Y	F	4 MILFORD WAY	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
274950	20/04/2012	LS25 6FH	S	Y	F	1 CHURCH HILL RISE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
170952	10/05/2012	LS25 5GJ	S	Y	F	2 MILFORD WAY	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
120000	27/04/2012	WF11 9DZ	S	Y	F	86 BYRAM PARK ROAD	BYRAM KNOTTING SELBY	SELBY	NORTH YORKSHIRE
182450	30/05/2012	LS25 5NU	S	Y	F	34 SOUTHLANDS CLOSE	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
189950	31/05/2012	LS25 5NU	S	Y	F	36 SOUTHLANDS CLOSE	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
352000	13/06/2012		S	Y	F	HOLDEN C/ FAIRFAX CLOSE	APPLETON YORK	SELBY	NORTH YORKSHIRE
159999	29/06/2012	Y08 8FL	S	Y	F	6 MULBERRY CLOSE	SELBY	SELBY	NORTH YORKSHIRE
164999	29/06/2012	Y08 8FL	S	Y	F	4 MULBERRY CLOSE	SELBY	SELBY	NORTH YORKSHIRE
144999	29/06/2012	Y08 8FL	S	Y	F	14 MULBERRY CLOSE	SELBY	SELBY	NORTH YORKSHIRE
147999	29/06/2012	Y08 8FL	S	Y	F	16 MULBERRY CLOSE	SELBY	SELBY	NORTH YORKSHIRE
192999	29/06/2012	Y08 8SA	S	Y	F	9 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
187999	29/06/2012	Y08 8SA	S	Y	F	11 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
168950	29/06/2012	Y08 8GN	S	Y	F	1 LONG ACRE	CAMBLESF SELBY	SELBY	NORTH YORKSHIRE
244950	29/06/2012	Y019 6JR	S	Y	F	20 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
175000	10/08/2012	Y08 6NN	S	Y	F	2 THE OLD YORK ROAD	CLIFFE SELBY	SELBY	NORTH YORKSHIRE
179950	31/08/2012	LS25 5NU	S	Y	F	32 SOUTHLANDS CLOSE	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE

£176,528.00      100 Price per sqm      £1,765.28

145000	30/09/2010	Y08 9GN	T	Y	F	12 ST MARYS COURT	HAMBLETC SELBY	SELBY	NORTH YORKSHIRE
159995	19/11/2010	Y08 9TE	T	Y	F	76 MOAT WAY	BRAYTON SELBY	SELBY	NORTH YORKSHIRE
179999	13/12/2010	LS25 6FN	T	Y	F	6 MOORLAND WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
169995	28/01/2011	Y08 9TE	T	Y	F	78 MOAT WAY	BRAYTON SELBY	SELBY	NORTH YORKSHIRE
160000	21/04/2011	Y08 9GL	T	Y	F	24 STATION VIEW	HAMBLETC SELBY	SELBY	NORTH YORKSHIRE
184999	13/05/2011	LS25 6FN	T	Y	F	2 MOORLAND WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
179500	10/06/2011	Y08 6RN	T	Y	F	11 BADGERS WAY	CLIFFE SELBY	SELBY	NORTH YORKSHIRE
132650	17/06/2011	Y08 9GL	T	Y	F	26 STATION VIEW	HAMBLETC SELBY	SELBY	NORTH YORKSHIRE
174999	17/06/2011	LS25 6PQ	T	Y	F	2 MOORLAND VIEW	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
85000	17/06/2011	LS25 6PW	T	Y	F	11 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
72000	17/06/2011	LS25 6PW	T	Y	F	15 HEATHER DRIVE	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
179999	17/06/2011	LS25 6FN	T	Y	F	4 MOORLAND WAY	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE
130000	28/06/2011	LS24 9GZ	T	Y	F	61 BRIDGE CLOSE	CHURCH FE TADCASTER SELBY	SELBY	NORTH YORKSHIRE
165000	01/07/2011	Y08 9GL	T	Y	F	30 STATION VIEW	HAMBLETC SELBY	SELBY	NORTH YORKSHIRE
204950	22/08/2011	Y019 6JR	T	Y	F	23 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
139999	25/08/2011	Y08 9GL	T	Y	F	13 STATION VIEW	HAMBLETC SELBY	SELBY	NORTH YORKSHIRE
170000	16/12/2011	Y08 8SA	T	Y	F	1 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
123999	19/12/2011	Y08 9GL	T	Y	F	28 STATION VIEW	HAMBLETC SELBY	SELBY	NORTH YORKSHIRE
179999	21/12/2011	Y08 8SA	T	Y	F	3 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
169950	04/05/2012	Y019 6JR	T	Y	F	32 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
160000	04/05/2012	Y019 6JR	T	Y	F	36 STATION RISE	RICCALL YORK	SELBY	NORTH YORKSHIRE
135000	24/05/2012	Y08 8GN	T	Y	F	5 LONG ACRE	CAMBLESF SELBY	SELBY	NORTH YORKSHIRE
165000	18/05/2012	Y08 6RN	T	Y	F	19 BADGERS WAY	CLIFFE SELBY	SELBY	NORTH YORKSHIRE
124999	25/06/2012	Y08 8SA	T	Y	F	15 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
126679	28/06/2012	Y08 8SA	T	Y	F	17 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
124999	29/06/2012	Y08 8FL	T	Y	F	18 MULBERRY CLOSE	SELBY	SELBY	NORTH YORKSHIRE
119999	29/06/2012	Y08 8FL	T	Y	F	20 MULBERRY CLOSE	SELBY	SELBY	NORTH YORKSHIRE
150000	29/06/2012	LS25 5GH	T	Y	F	5 FIELD VIEW	SOUTH MIL LEEDS	SELBY	NORTH YORKSHIRE
132999	29/06/2012	Y08 8SA	T	Y	F	19 GERMAIN CLOSE	SELBY	SELBY	NORTH YORKSHIRE
119999	29/06/2012	Y08 8FL	T	Y	F	22 MULBERRY CLOSE	SELBY	SELBY	NORTH YORKSHIRE
155000	31/08/2012	LS25 6AX	T	Y	F	89 CHURCH HILL	SHERBURN LEEDS	SELBY	NORTH YORKSHIRE

£149,120.00      80 Price per sqm      £1,864.00

# Appendix B Residential Viability Assessments



Low value							
ITEM							
Net Site Area	0.25			£685,763	per ha		
Resi units	9	Private	8.50	Affordable	0.00		
B1 offices	0						
Retail	0						
<b>1.0 Development Value</b>							
1.1	Private Units	New build houses	No. of units	Size sq.m	Total sq.m	Epsm	Total Value
			8.50	100	850	£1,850	£1,572,500
			8.50		850		
1.2	Affordable rent	New build houses	No. of units	Size sq.m	Total sq.m	Epsm	Total Value
			0.00	75	0	£751	£0
			0.00		0		
1.4	Intermediate	New build houses	No. of units	Size sq.m	Total sq.m	Epsm	Total Value
			0.00	75	0	£1,295	£0
			0.00		0		
<b>Gross Development value</b>							<b>£1,572,500</b>
<b>2.0 Development Cost</b>							
<b>2.1 Site Acquisition</b>							
2.1.1	Site value (residual land value)			Less Purchaser Costs			£175,837
						Stamp duty land tax	1.00%
						Agent fee	£1,758
						Legal fee	£879
							<b>171,441</b>
<b>2.3 Build Costs</b>							
2.3.1	Private units	New build houses	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
			8.50	100	850	£850	£722,500.00
			8.50		850		
2.3.2	Affordable units	New build houses	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
			0.00	75	0	£850	£0.00
			0.00		0		
							<b>£722,500</b>
<b>2.4 Construction Costs</b>							
2.4.1	external works as a percentage of build costs			10%			£72,250.00
							<b>£72,250</b>
<b>2.5 Professional Fees</b>							
2.5.1	as percentage of build costs and construction costs			10%			£79,475
							<b>£79,475</b>
<b>2.6 Contingency</b>							
2.6.1	as percentage of build costs and construction costs			5%			£39,737.50
							<b>£39,738</b>
<b>2.7 Developer contributions</b>							
2.7.1	S.106 Obligations			£10,100	per unit		£85,850
2.7.1	CIL - Low value			£0	per sq m		£0
2.7.2	CIL - Moderate value			£0	per sq m		£0
2.7.3	CIL - High value			£0	per sq m		£0
							<b>£85,850</b>
<b>2.8 Sale cost</b>							
2.8.1	Sale agents fee			1.25%	Development Value of private units		£19,656
2.8.2	Sale legal fee			£600	per unit		£5,100
2.8.3	Marketing			£1,000	per private unit		£8,500
							<b>£33,256</b>
<b>TOTAL DEVELOPMENT COSTS (including land)</b>							<b>£1,204,509</b>
<b>3.0 Developers' Profit</b>							
3.1	Developer return calculated as a percentage of development value (market)			Rate	20%		£314,500.00
3.2	Developer return calculated as a percentage of development value (affordable)			Rate	6%		£0.00
							<b>£314,500</b>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£1,519,009</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£53,491</b>
<b>4.00 Finance Costs</b>							
				APR	7.00%	PCM	0.565%
							<b>-£53,491</b>
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£1,572,500</b>



Moderate value							
ITEM							
Net Site Area	0.25				£1,012,529	per ha	
Resi units	8	Private	7.50	Affordable	0.00		
B1 offices	0						
Retail	0						
<b>1.0 Development Value</b>							
1.1	Private Units						
		New build houses	No. of units	Size sq.m	Total sq.m	Epsm	Total Value
			7.50	110	825	£2,000	£1,650,000
			7.50		825		
1.2	Affordable rent	0%	No. of units	Size sq.m	Total sq.m	Epsm	Total Value
		New build houses	0.00	85	0	£751	£0
			0.00		0		
1.4	Intermediate	0%	No. of units	Size sq.m	Total sq.m	Epsm	Total Value
		New build houses	0.00	85	0	£1,400	£0
			0.00		0		
<b>Gross Development value</b>							<b>£1,650,000</b>
<b>2.0 Development Cost</b>							
<b>2.1 Site Acquisition</b>							
2.1.1	Site value (residual land value)						£265,060
				Less Purchaser Costs			
						Stamp duty land tax	3.00%
						Agent fee	£2,651
						Legal fee	£1,325
							<b>253,132</b>
<b>2.3 Build Costs</b>							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		New build houses	7.50	110	825	£860	£709,500.00
			7.50		825		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		New build houses	0.00	85	0	£850	£0.00
			0.00		0		
			<b>8</b>		<b>825</b>		<b>£709,500</b>
<b>2.4 Construction Costs</b>							
2.4.1	external works as a percentage of build costs			10%			£70,950.00
							<b>£70,950</b>
<b>2.5 Professional Fees</b>							
2.5.1	as percentage of build costs and construction costs			10%			£78,045
							<b>£78,045</b>
<b>2.6 Contingency</b>							
2.6.1	as percentage of build costs and construction costs			5%			£39,022.50
							<b>£39,023</b>
<b>2.7 Developer contributions</b>							
2.7.1	S.106 Obligations			£10,100	per unit		£75,750
2.7.1	CIL - Low value			£0	per sq m		£0
2.7.2	CIL - Moderate value			£0	per sq m		£0
2.7.3	CIL - High value			£0	per sq m		£0
							<b>£75,750</b>
<b>2.8 Sale cost</b>							
2.8.1	Residential Sale agents fee			1.25%	Development Value of private units		£20,625
2.8.2	Sale legal fee			£600	per unit		£4,500
2.8.3	Marketing			£1,000	per private unit		£7,500
							<b>£32,625</b>
<b>TOTAL DEVELOPMENT COSTS (including land)</b>							<b>£1,259,025</b>
<b>3.0 Developers' Profit</b>							
3.1	Developer return calculated as a percentage of development value (market)			Rate	20%		£330,000.00
3.1	Developer return calculated as a percentage of development value (affordable)			Rate	6%		£0.00
							<b>£330,000</b>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£1,589,025</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£60,975</b>
<b>4.00 Finance Costs</b>							
				APR	7.00%	PCM	0.565%
							<b>-£60,975</b>
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£1,650,000</b>

High value								
ITEM								
Net Site Area	0.25						£1,408,162 per ha	
		Private	Affordable					
Resi units	7	6.50	0.00					
B1 offices	0							
Retail	0							
<b>1.0 Development Value</b>								
1.1	Private Units			No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	New build houses			6.50	125	813	£2,150	£1,746,875
				6.50		813		
1.2	Affordable rent	0%		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	New build houses			0.00	75	0	£751	£0
				0.00		0		
1.4	Intermediate	0%		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	New build houses			0.00	75	0	£1,505	£0
				0.00		0		
<b>Gross Development value</b>								<b>£1,746,875</b>
<b>2.0 Development Cost</b>								
<b>2.1 Site Acquisition</b>								
2.1.1	Site value (residual land value)							£368,629
					Less Purchaser Costs			
								Stamp duty land tax 3.00%
								Agent fee £3,686
								Legal fee £1,843
								<b>352,040</b>
<b>2.3 Build Costs</b>								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	New build houses			6.50	125	813	£870	£706,875.00
				6.50		813		
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	New build houses			0.00	85	0	£850	£0.00
				0.00		0		
								<b>7</b>
								<b>813</b>
								<b>£706,875</b>
<b>2.4 Construction Costs</b>								
2.4.1	external works as a percentage of build costs			10%				£70,687.50
								<b>£70,688</b>
<b>2.5 Professional Fees</b>								
2.5.1	as percentage of build costs and construction costs			10%				£77,756
								<b>£77,756</b>
<b>2.6 Contingency</b>								
2.6.1	as percentage of build costs and construction costs			5%				£38,878.13
								<b>£38,878</b>
<b>2.7 Developer contributions</b>								
2.7.1	S.106 Obligations			£10,100	per unit			£65,650
2.7.1	CIL - Low value			£0	per sq m			£0
2.7.2	CIL - Moderate value			£0	per sq m			£0
2.7.3	CIL - High value			£0	per sq m			£0
								<b>£65,650</b>
<b>2.8 Sale cost</b>								
2.8.1	Sale agents fee			1.25%	Development Value of private units			£21,836
2.8.2	Sale legal fee			£600	per unit			£3,900
2.8.3	Marketing			£1,000	per private unit			£6,500
								<b>£32,236</b>
<b>TOTAL DEVELOPMENT COSTS (including land)</b>								<b>£1,344,123</b>
<b>3.0 Developers' Profit</b>								
3.1	Developer return calculated as a percentage of development value (market)			Rate				£349,375.00
3.1	Developer return calculated as a percentage of development value (affordable)			20%				£0.00
				6%				
								<b>£349,375</b>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>								<b>£1,693,498</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>								<b>£53,377</b>
<b>4.00 Finance Costs</b>								
				APR		PCM		
				7.00%		0.565%		-£53,377
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>								<b>£1,746,875</b>





Low value						
ITEM						
Net Site Area	0.95			£541,758	per ha	
Resi units	38	Private	Affordable	22.80	15.20	
B1 offices	0					
Retail	0					
<b>1.0 Development Value</b>						
1.1	Private Units			No. of units	Size sq.m	Total sq.m
		New build houses		22.80	100	2,280
				22.80		2280
						Epsm
						£1,850
						Total Value
						£4,218,000
1.2	Affordable rent	24%		No. of units	Size sq.m	Total sq.m
				9.12	75	684
				9.12		684
						Epsm
						£751
						Total Value
						£513,684
1.4	Intermediate	16%		No. of units	Size sq.m	Total sq.m
				6.08	75	456
				6.08		456
						Epsm
						£1,295
						Total Value
						£590,520
<b>Gross Development value</b>						<b>£5,322,204</b>
<b>2.0 Development Cost</b>						
<b>2.1 Site Acquisition</b>						
2.1.1	Site value (residual land value)					£544,624
				Less Purchaser Costs		
						Stamp duty land tax
						4.00%
						Agent fee
						£5,446
						Legal fee
						£2,723
						<b>514,670</b>
<b>2.3 Build Costs</b>						
2.3.1	Private units			No. of units	Size sq.m	Total sq.m
		New build houses		22.80	100	2,280
				22.80		2280
						Cost per sq.m
						£830
						Total Costs
						£1,892,400.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m
		New build houses		15.20	75	1,140
				15.20		1140
						Cost per sq.m
						£830
						Total Costs
						£946,200.00
						<b>£2,838,600</b>
<b>2.4 Construction Costs</b>						
2.4.1	external works as a percentage of build costs			10%		£283,860.00
						<b>£283,860</b>
<b>2.5 Professional Fees</b>						
2.5.1	as percentage of build costs and construction costs			10%		£312,246
						<b>£312,246</b>
<b>2.6 Contingency</b>						
2.6.1	as percentage of build costs and construction costs			5%		£156,123.00
						<b>£156,123</b>
<b>2.7 Developer contributions</b>						
2.7.1	S.106 Obligations			£500	per unit	£11,400
2.7.1	CIL - Low value			£0	per sq m	£0
2.7.2	CIL - Moderate value			£0	per sq m	£0
2.7.3	CIL - High value			£0	per sq m	£0
						<b>£11,400</b>
<b>2.8 Sale cost</b>						
2.8.1	Sale agents fee			1.25%	Development Value of private units	£52,725
2.8.2	Sale legal fee			£600	per unit	£22,800
2.8.3	Marketing			£1,000	per private unit	£22,800
						<b>£98,325</b>
<b>TOTAL DEVELOPMENT COSTS (including land)</b>						<b>£4,215,224</b>
<b>3.0 Developers' Profit</b>						
3.1	Developer return calculated as a percentage of development value (market)			Rate		£843,600.00
				20%		
3.2	Developer return calculated as a percentage of development value (affordable)			Rate		£66,252.24
				6%		
						<b>£909,852</b>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						<b>£5,125,076</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						<b>£197,128</b>
<b>4.00 Finance Costs</b>						
				APR		PCM
				7.00%		0.565%
						<b>-£197,128</b>
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						<b>£5,322,204</b>

Moderate value



ITEM

Net Site Area

	Private	Affordable
Resi units	<input type="text" value="33"/>	<input type="text" value="19.95"/>
B1 offices	<input type="text" value="0"/>	<input type="text" value="13.30"/>
Retail	<input type="text" value="0"/>	

1.0 Development Value

		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
1.1	Private Units					
	New build houses	<input type="text" value="19.95"/>	<input type="text" value="110"/>	<input type="text" value="2,195"/>	<input type="text" value="£2,000"/>	<input type="text" value="£4,389,000"/>
		<input type="text" value="19.95"/>		<input type="text" value="2195"/>		
1.2	Affordable rent					
	New build houses	<input type="text" value="7.98"/>	<input type="text" value="85"/>	<input type="text" value="678"/>	<input type="text" value="£751"/>	<input type="text" value="£509,403"/>
		<input type="text" value="7.98"/>		<input type="text" value="678"/>		
1.4	Intermediate					
	New build houses	<input type="text" value="5.32"/>	<input type="text" value="85"/>	<input type="text" value="452"/>	<input type="text" value="£1,400"/>	<input type="text" value="£633,080"/>
		<input type="text" value="5.32"/>		<input type="text" value="452"/>		

Gross Development value

2.0 Development Cost

2.1 Site Acquisition

2.1.1	Site value (residual land value)			<input type="text" value="£801,201"/>
		Less Purchaser Costs		
			Stamp duty land tax	<input type="text" value="4.00%"/>
			Agent fee	<input type="text" value="£8,012"/>
			Legal fee	<input type="text" value="£4,006"/>

2.3 Build Costs

		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units					
	New build houses	<input type="text" value="19.95"/>	<input type="text" value="110"/>	<input type="text" value="2,195"/>	<input type="text" value="£840"/>	<input type="text" value="£1,843,380.00"/>
		<input type="text" value="19.95"/>		<input type="text" value="2195"/>		
2.3.2	Affordable units					
	New build houses	<input type="text" value="13.30"/>	<input type="text" value="85"/>	<input type="text" value="1,131"/>	<input type="text" value="£830"/>	<input type="text" value="£938,315.00"/>
		<input type="text" value="13.30"/>		<input type="text" value="1131"/>		

2.4 Construction Costs

2.4.1	external works as a percentage of build costs	<input type="text" value="10%"/>	<input type="text" value="£278,169.50"/>
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2.5 Professional Fees

2.5.1	as percentage of build costs and construction costs	<input type="text" value="10%"/>	<input type="text" value="£305,986"/>
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2.6 Contingency

2.6.1	as percentage of build costs and construction costs	<input type="text" value="5%"/>	<input type="text" value="£152,993.23"/>
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2.7 Developer contributions

2.7.1	S.106 Obligations	<input type="text" value="£500"/> per unit	<input type="text" value="£9,975"/>
2.7.1	CIL - Low value	<input type="text" value="£0"/> per sq m	<input type="text" value="£0"/>
2.7.2	CIL - Moderate value	<input type="text" value="£0"/> per sq m	<input type="text" value="£0"/>
2.7.3	CIL - High value	<input type="text" value="£0"/> per sq m	<input type="text" value="£0"/>

2.8 Sale cost

2.8.1	Sale agents fee	<input type="text" value="1.25%"/> Development Value of private units	<input type="text" value="£54,863"/>
2.8.2	Sale legal fee	<input type="text" value="£600"/> per unit	<input type="text" value="£19,950"/>
2.8.3	Marketing	<input type="text" value="£1,000"/> per private unit	<input type="text" value="£19,950"/>

3.0 Developers' Profit

3.1	Developer return calculated as a percentage of development value (market)	<input type="text" value="20%"/>	<input type="text" value="£877,800.00"/>
3.2	Developer return calculated as a percentage of development value (affordable)	<input type="text" value="6%"/>	<input type="text" value="£68,549.00"/>

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

4.00 Finance Costs

APR	<input type="text" value="7.00%"/>	PCM	<input type="text" value="0.565%"/>	<input type="text" value="£-204,418"/>
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TOTAL PROJECT COSTS [INCLUDING INTEREST]

High value								
ITEM								
Net Site Area	0.95		£1,064,792 per ha					
Resi units	29		Private	Affordable				
B1 offices	0		17.10	11.40				
Retail	0							
<b>1.0 Development Value</b>								
1.1	Private Units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
	New build houses		17.10	125	2,138	£2,150	£4,595,625	
1.2	Affordable rent	24%	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
	New build houses		6.84	85	581	£751	£436,631	
1.4	Intermediate	16%	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
	New build houses		4.56	85	388	£1,505	£583,338	
			4.56		388			
<b>Gross Development value</b>							<b>£5,615,594</b>	
<b>2.0 Development Cost</b>								
<b>2.1 Site Acquisition</b>								
2.1.1	Site value (residual land value)							£1,070,426
			Less Purchaser Costs					
						Stamp duty land tax	4.00%	
						Agent fee	£10,704	
						Legal fee	£5,352	
							<b>1,011,553</b>	
<b>2.3 Build Costs</b>								
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	New build houses		17.10	125	2,138	£850	£1,816,875.00	
			17.10		2,138			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	New build houses		11.40	85	969	£830	£804,270.00	
			11.40		969			
							<b>£2,621,145</b>	
<b>2.4 Construction Costs</b>								
2.4.1	external works as a percentage of build costs			10%			£262,114.50	
							<b>£262,115</b>	
<b>2.5 Professional Fees</b>								
2.5.1	as percentage of build costs and construction costs			10%			£288,326	
							<b>£288,326</b>	
<b>2.6 Contingency</b>								
2.6.1	as percentage of build costs and construction costs			5%			£144,162.98	
							<b>£144,163</b>	
<b>2.7 Developer contributions</b>								
2.7.1	S.106 Obligations			£500	per unit	£8,550		
2.7.1	CIL - Low value			£0	per sq m	£0		
2.7.2	CIL - Moderate value			£0	per sq m	£0		
2.7.3	CIL - High value			£0	per sq m	£0		
							<b>£8,550</b>	
<b>2.8 Sale cost</b>								
2.8.1	Sale agents fee			1.25%	Development Value of private units	£57,445		
2.8.2	Sale legal fee			£600	per unit	£17,100		
2.8.3	Marketing			£1,000	per private unit	£17,100		
							<b>£91,645</b>	
<b>TOTAL DEVELOPMENT COSTS (including land)</b>							<b>£4,427,496</b>	
<b>3.0 Developers' Profit</b>								
3.1	Developer return calculated as a percentage of development value (market)			Rate			£919,125.00	
3.2	Developer return calculated as a percentage of development value (affordable)			6%			£61,198.16	
							<b>£980,323</b>	
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£5,407,820</b>	
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£207,775</b>	
4.00	Finance Costs			APR	PCM			
				7.00%	0.565%	-£207,775		
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£5,615,594</b>	





Low value						
ITEM						
Net Site Area	3.50				£532,382 per ha	
Resi units	140	Private	Affordable			
B1 offices	0	84.00	56.00			
Retail	0					
<b>1.0 Development Value</b>						
1.1	Private Units			No. of units	Size sq.m	Total sq.m
		New build houses		84.00	100	8,400
				84.00		8400
						Epsm
						£1,850
						Total Value
						£15,540,000
1.2	Affordable rent	24%		No. of units	Size sq.m	Total sq.m
				33.60	75	2,520
				33.60		2520
						Epsm
						£751
						Total Value
						£1,892,520
1.4	Intermediate	16%		No. of units	Size sq.m	Total sq.m
				22.40	75	1,680
				22.40		1680
						Epsm
						£1,295
						Total Value
						£2,175,600
<b>Gross Development value</b>						<b>£19,608,120</b>
<b>2.0 Development Cost</b>						
<b>2.1 Site Acquisition</b>						
2.1.1	Site value (residual land value)					£1,971,785
				Less Purchaser Costs		
						Stamp duty land tax
						4.00%
						Agent fee
						£19,718
						Legal fee
						£9,859
						<b>1,863,337</b>
<b>2.3 Build Costs</b>						
2.3.1	Private units			No. of units	Size sq.m	Total sq.m
		New build houses		84.00	100	8,400
				84.00		8400
						Cost per sq.m
						£810
						Total Costs
						£6,804,000.00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m
		New build houses		56.00	75	4,200
				56.00		4200
						Cost per sq.m
						£810
						Total Costs
						£3,402,000.00
						<b>£10,206,000</b>
<b>2.4 Construction Costs</b>						
2.4.1	external works as a percentage of build costs			10%		£1,020,600.00
						<b>£1,020,600</b>
<b>2.5 Professional Fees</b>						
2.5.1	as percentage of build costs and construction costs			10%		£1,122,660
						<b>£1,122,660</b>
<b>2.6 Contingency</b>						
2.6.1	as percentage of build costs and construction costs			5%		£561,330.00
						<b>£561,330</b>
<b>2.7 Developer contributions</b>						
2.7.1	S.106 Obligations			£2,000	per unit	£168,000
2.7.1	CIL - Low value			£0	per sq m	£0
2.7.2	CIL - Moderate value			£0	per sq m	£0
2.7.3	CIL - High value			£0	per sq m	£0
						<b>£168,000</b>
<b>2.8 Sale cost</b>						
2.8.1	Sale agents fee			1.25%	Development Value of private units	£194,250
2.8.2	Sale legal fee			£600	per unit	£84,000
2.8.3	Marketing			£1,000	per private unit	£84,000
						<b>£362,250</b>
<b>TOTAL DEVELOPMENT COSTS (including land)</b>						<b>£15,304,177</b>
<b>3.0 Developers' Profit</b>						
3.1	Developer return calculated as a percentage of development value (market)			Rate		£3,108,000.00
				20%		
3.1	Developer return calculated as a percentage of development value (affordable)			Rate		£244,087.20
				6%		
						<b>£3,352,087</b>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						<b>£18,656,264</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						<b>£951,856</b>
<b>4.00 Finance Costs</b>						
				APR	PCM	-£951,856
				7.00%	0.565%	
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						<b>£19,608,120</b>

Moderate value



ITEM

Net Site Area

		Private	Affordable
Resi units	<input type="text" value="123"/>	73.50	49.00
B1 offices	<input type="text" value="0"/>		
Retail	<input type="text" value="0"/>		

1.0 Development Value

		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
1.1	Private Units					
	New build houses	73.50	110	8,085	£2,000	<input type="text" value="£16,170,000"/>
		73.50		8085		
1.2	Affordable rent					
	New build houses	29.40	85	2,499	£751	<input type="text" value="£1,876,749"/>
		29.40		2499		
1.4	Intermediate					
	New build houses	19.60	85	1,666	£1,400	<input type="text" value="£2,332,400"/>
		19.60		1666		

Gross Development value

2.0 Development Cost

2.1 Site Acquisition

2.1.1	Site value (residual land value)					<input type="text" value="£2,956,672"/>
			Less Purchaser Costs			
				Stamp duty land tax	4.00%	
				Agent fee		<input type="text" value="£29,567"/>
				Legal fee		<input type="text" value="£14,783"/>

2.3 Build Costs

		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units					
	New build houses	73.50	110	8,085	£820	<input type="text" value="£6,629,700.00"/>
		73.50		8085		
2.3.2	Affordable units					
	New build houses	49.00	85	4,165	£810	<input type="text" value="£3,373,650.00"/>
		49.00		4165		

123

12,250

2.4 Construction Costs

2.4.1	external works as a percentage of build costs	<input type="text" value="10%"/>		<input type="text" value="£1,000,335.00"/>
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2.5 Professional Fees

2.5.1	as percentage of build costs and construction costs	<input type="text" value="10%"/>		<input type="text" value="£1,100,369"/>
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2.6 Contingency

2.6.1	as percentage of build costs and construction costs	<input type="text" value="5%"/>		<input type="text" value="£550,184.25"/>
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2.7 Developer contributions

2.7.1	S.106 Obligations	<input type="text" value="£2,000"/>	per unit	<input type="text" value="£147,000"/>
2.7.1	CIL - Low value	<input type="text" value="£0"/>	per sq m	<input type="text" value="£0"/>
2.7.2	CIL - Moderate value	<input type="text" value="£0"/>	per sq m	<input type="text" value="£0"/>
2.7.3	CIL - High value	<input type="text" value="£0"/>	per sq m	<input type="text" value="£0"/>

2.8 Sale cost

2.8.1	Sale agents fee	<input type="text" value="1.25%"/>	Development Value of private units	<input type="text" value="£202,125"/>
2.8.2	Sale legal fee	<input type="text" value="£600"/>	per unit	<input type="text" value="£73,500"/>
2.8.3	Marketing	<input type="text" value="£1,000"/>	per private unit	<input type="text" value="£73,500"/>

3.0 Developers' Profit

3.1	Developer return calculated as a percentage of development value (market)	<input type="text" value="20%"/>		<input type="text" value="£3,234,000.00"/>
3.1	Developer return calculated as a percentage of development value (affordable)	<input type="text" value="6%"/>		<input type="text" value="£252,548.94"/>

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

4.00 Finance Costs

	APR	<input type="text" value="7.00%"/>	PCM	<input type="text" value="0.565%"/>	<input type="text" value="-£948,182"/>
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TOTAL PROJECT COSTS [INCLUDING INTEREST]



High value								
ITEM								
Net Site Area	3.50						£1,068,108 per ha	
Resi units	105	Private	Affordable					
B1 offices	0	63.00	42.00					
Retail	0							
<b>1.0 Development Value</b>								
1.1	Private Units			No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	New build houses			63.00	125	7,875	£2,150	£16,931,250
				63.00		7875		
1.2	Affordable rent	24%		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	New build houses			25.20	85	2,142	£751	£1,608,642
				25.20		2142		
1.4	Intermediate	16%		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	New build houses			16.80	85	1,428	£1,505	£2,149,140
				16.80		1428		
<b>Gross Development value</b>								<b>£20,689,032</b>
<b>2.0 Development Cost</b>								
<b>2.1 Site Acquisition</b>								
2.1.1	Site value (residual land value)							£3,955,954
					Less Purchaser Costs			
								Stamp duty land tax 4.00%
								Agent fee £39,560
								Legal fee £19,780
								<b>3,738,377</b>
<b>2.3 Build Costs</b>								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	New build houses			63.00	125	7,875	£830	£6,536,250.00
				63.00		7875		
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	New build houses			42.00	85	3,570	£810	£2,891,700.00
				42.00		3570		
								<b>105</b>
								<b>11,445</b>
								<b>£9,427,950</b>
<b>2.4 Construction Costs</b>								
2.4.1	external works as a percentage of build costs			10%				£942,795.00
								<b>£942,795</b>
<b>2.5 Professional Fees</b>								
2.5.1	as percentage of build costs and construction costs			10%				£1,037,075
								<b>£1,037,075</b>
<b>2.6 Contingency</b>								
2.6.1	as percentage of build costs and construction costs			5%				£518,537.25
								<b>£518,537</b>
<b>2.7 Developer contributions</b>								
2.7.1	S.106 Obligations			£2,000	per unit			£126,000
2.7.1	CIL - Low value			£0	per sq m			£0
2.7.2	CIL - Moderate value			£0	per sq m			£0
2.7.3	CIL - High value			£0	per sq m			£0
								<b>£126,000</b>
<b>2.8 Sale cost</b>								
2.8.1	Sale agents fee			1.25%	Development Value of private units			£211,641
2.8.2	Sale legal fee			£600	per unit			£63,000
2.8.3	Marketing			£1,000	per private unit			£63,000
								<b>£337,641</b>
<b>TOTAL DEVELOPMENT COSTS (including land)</b>								<b>£16,128,374</b>
<b>3.0 Developers' Profit</b>								
3.1	Developer return calculated as a percentage of development value (market)			Rate				£3,386,250.00
3.1	Developer return calculated as a percentage of development value (affordable)			6%				£225,466.92
								<b>£3,611,717</b>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>								<b>£19,740,091</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>								<b>£948,941</b>
4.00	Finance Costs			APR		PCM		-£948,941
				7.00%		0.565%		
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>								<b>£20,689,032</b>

# Appendix C Non-Residential Market Data

Building	Street	Estate Park	Town	Postcode	Event Date	Use Code	Grade	Deal Type	Size SqFt	Size SqM	Sale Price (£)	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)	Achieved Rent (£ per Sq M)	Asking Rent (£)	Asking Rent (£ per Sq Ft)	Asking Rent (£ per Sq M)	Notes
Prospect House	Selby Road	Hut Green	Goole	DN14 0LX	02/12/2011	B1 OFFICE/BUSINESS	Second Hand	Letting	1,017	94	n/a	8,500	8.36	89.99	8,500	8.36	89.97	An undisclosed tenant has taken 1,017 sq ft (94.48 sq m) of office space from Scorodale Ltd on a three year lease at £8,500 pa, equating to £8.36 psf (£89.96 psm), subject to an option to a 12 month break. Sreetons acted on behalf of Scorodale Ltd. The quoting rent was £8,500 pa, equating to £8.36 psf (£89.96 psm).
Blackwood Hall Business Park	Cornelius Causeway	Unit 8-12	North Duffield	YO8 5DD	01/01/2012	B1 OFFICE/BUSINESS	Second Hand	Letting	870	81	n/a	3,602	4.14	44.56	5,655	6.5	69.96	An undisclosed tenant has taken 870 sq ft (80.83 sq m) of office space at Unit 8 from Blackwood Hall on a one year lease at £3,600 pa, equating to £4.14 psf (£44.54 psm). Blackwood Hall represented themselves. Two months rent-free period was agreed. The quoting rent was £5,655 pa, equating to £6.50 psf (£70.09 psm).
Blackwood Hall Business Park	Cornelius Causeway	Unit 8-12	North Duffield	YO8 5DD	01/01/2012	B1 OFFICE/BUSINESS	Second Hand	Letting	381	35	n/a	2,861	7.51	80.84	2,861	7.51	80.82	An undisclosed tenant has taken 381 sq ft (35.40 sq m) of office space at Unit 9 from Blackwood Hall on a one year lease at £2,860 pa, equating to £7.51 psf (£80.80 psm). Blackwood Hall represented themselves. The
	Abbey Court	Unit 1-16 Selby Business Park	Selby	YO8 8LZ	09/05/2012	B1 OFFICE/BUSINESS	New or refurbished	Letting	1,415	131	n/a	8,500	6.01	64.69	19,103	13.5	145.31	Morgan Lambert Ltd has taken 1,415 sq ft (131 sq m) of ground and first floor office space at Unit 2 Selby Business Park from Priority Sites Ltd on a new five year FRI lease at £8,500 pa in year one, equating to £6.01 psf (£64.66 psm), rising to £12,000 pa in year two, equating to £8.48 psf (£91.28 psm), rising to £14,000 pa in year three, equating to £9.89 psf (£106.50 psm), rising to £17,500 pa in year four, equating to £12.00 psf (£129.32 psm), rising to £18,000 pa in year five, equating to £12.72 psf (£136.93 psm). McBeath
	Abbey Court	Unit 1-16 Selby Business Park	Selby	YO8 8LZ	31/01/2012	B1 OFFICE/BUSINESS	New or refurbished	Letting	1,867	173	n/a	14,189	7.6	81.81	25,205	13.5	145.32	Skills Network Ltd has taken 1,867 sq ft (173 sq m) of ground and first floor office space at Unit 14 Selby Business Park from Priority Sites Ltd on a new five year FRI lease at £14,189 pa in year one, equating to £7.60 psf (£81.80 psm), rising to £17,000 pa in year two, equating to £9.11 psf (£98.01 psm), rising to £20,500 pa in year three, equating to £10.98 psf (£118.19 psm), rising to £23,500 pa in years four and five, equating to £12.59 psf (£135.49 psm). McBeath Property Consultants Ltd acted on behalf of Priority Sites
	10 Park Street		Selby	YO8 0PW	01/12/2011	B1 OFFICE/BUSINESS	Second Hand	Letting	1,622	151	n/a	Not disclosed	Not disclosed	Not disclosed	12,000	7.4	79.63	An undisclosed tenant has taken 1,622 sq ft (151 sq m) of ground and first floor office space at 10 Park Street on a new lease on confidential terms. Briggs Burley acted on behalf of the landlord. The quoting rent was
	Abbey Court	Unit 1-16 Selby Business Park	Selby	YO8 8LZ	31/10/2011	B1 OFFICE/BUSINESS	New or refurbished	Letting	3,801	353	n/a	38,010	10	107.64	51,314	13.5	145.32	Doosan Power Systems Ltd has taken 3,801 sq ft (353 sq m) of ground and first floor office space at Units Six and Eight Selby Business Court from Priority Sites Ltd on a 10 year lease at £38,010 pa in year one, equating to £10.00 psf (£107.64 psm), rising to £41,811 pa in year two, equating to £11.00 per sq ft (118.40 per sq m), rising to £45,612 pa in year three, equating to £12.00 per sq ft (£129.17 per sq m), rising to £47,512.50 pa in years four and five, equating to £12.50 per sq ft (£134.55 per sq m), subject to a rent review in 2016 and an option to break in 2014 and 2017. McBeath Property Consultants Ltd acted on behalf of Priority Sites Ltd. Six
	Abbey Court	Unit 1-16 Selby Business Park	Selby	YO8 8LZ	27/04/2011	B1 OFFICE/BUSINESS	New or refurbished	Letting	2,449	228	n/a	15,919	6.5	69.97	33,062	13.5	145.31	The Skills Network has taken 2,449 sq ft (228 sq m) of office space from Priority Sites Ltd on a five year lease at £15,919 pa, equating to £6.50 psf (£69.97 psm) in year one, rising to £20,817 pa, equating to £8.50 psf (£91.50 psm) in year two and to £25,715 pa, equating to £10.50 psf (£113.02 psm) in year three and to £30,613 pa, equating to £12.50 psf (£134.55 psm) in year four with an option to break in year three. McBeath Property Consultants Ltd acted on behalf of Priority Sites Ltd. The tenant represented themselves. The
Micklegate House	67 Micklegate		Selby	YO8 4EA	01/03/2011	B1 OFFICE/BUSINESS	Second Hand	Freehold Sold	2,829	263	135,000	n/a	n/a	n/a	n/a	n/a	n/a	An undisclosed purchaser has bought the freehold interest in 2,829 sq ft (263 sq m) of office space from Begbies Traynor Ltd for £135,000. King Sturge acted on behalf of the vendor. Achieved price confirmed by
	3 Abbey Place		Selby	YO8 4PF	01/11/2010	B1 OFFICE/BUSINESS	Second Hand	Letting	666	62	n/a	Not disclosed	Not disclosed	Not disclosed	6,000	9.01	96.98	An undisclosed tenant has taken 666 sq ft (62 sq m) of ground and first floor office space from an undisclosed landlord on confidential terms. Stephenson's Estate Agents acted on behalf of the landlord. The quoting rent was £6,000 pa, equating to £9.01 psf (£96.97 psm). Deal information confirmed by Alison at Stephenson's
Commer House	Station Road	Tadcaster Enterprise Park	Tadcaster	LS24 9JF	01/06/2010	B1 OFFICE/BUSINESS	New or refurbished	Letting	3,602	335	n/a	Not disclosed	Not disclosed	Not disclosed	46,826	13	Not Disclosed	An undisclosed tenant has taken 3,602 sq ft (335 sq m) of office space on confidential terms. Sanderson Weatherall acted on behalf of the landlord. The quoting rent was £46,826.00 pa, equating to £13.00 psf (£139.93 psm). (CoStar Research 28/06/2010 )

Building	Street	Estate Park	Town	Postcode	Event Date	Use Code	Grade	Deal Type	Size SqFt	Size SqM	Sale Price (£)	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)	Achieved Rent (£ per Sq M)	Asking Rent (£)	Asking Rent (£ per Sq Ft)	Asking Rent (£ per Sq M)	Notes
Escrick Business Park	Escrick	Unit A-F	Escrick	YO19 6ED	02/08/2010	GENERAL INDUSTRIAL	New or refurbished	Letting	1,407	131	n/a	Not disclosed	Not disclosed	Not disclosed	9,497	6.75	Not Disclosed	An undisclosed tenant has taken 1,407 sq ft (131 sq m) of industrial space at unit I on confidential terms. Blacks Property acted on behalf of the landlord. The quoting rent was £9,497 pa, equating to £6.75 psf (£673 psm). (CoStar Research 01/11/2010)
North Point Business Park	Selby Road	Unit 6	Goole	DN14 0LX	01/08/2011	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	5,107	474	n/a	Not disclosed	Not disclosed	Not disclosed	25,535	5	53.82	An undisclosed tenant has taken 5,107 sq ft (474.46 sq m) of industrial space within Unit 6 from an undisclosed landlord. AWS acted on behalf of the undisclosed landlord. The quoting rent was £25,535 pa, equating to £5.00 psf (£53.82 psm). (CoStar Research 18/08/2011)
North Point Business Park	Selby Road	Unit 7	Goole	DN14 0LX	16/04/2011	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	5,107	474	n/a	26,812	5.25	56.51	30,500	5.97	64.28	an undisclosed tenant has taken 5,017 sq ft (474 sq m) of industrial floor space in unit 7 from Mr Tony Burke on a ten year lease at £26,812 pa, equating to £5.25 psf (£56.50 psm), subject to a rent review in year five. AWS acted on behalf of Mr Tony Burke. six months rent-free period was agreed. The tenant was unrepresented. The quoting rent was £30,500 pa, equating to £6 psf (£64 psm). Achieved rent confirmed by Nick Arundel at AWS. (CoStar Research 16/06/2011)
	Fernley Green Road	Units 11 - 21	Knottingley	WF11 8DH	07/09/2012	WAREHOUSING	Second Hand	Letting	333	31	n/a	999	3	32.29	1,382	4.15	44.67	Mr Alan Booth has taken 333 sq ft (31 sq m) of industrial space within units 13 & 15 from Ashtenne Industrial Fund Limited Partnership on a three-year lease at £1,000 pa, equating to £3 psf (£32.32 psm). No breaks or reviews were agreed. Ashtenne Industrial Fund Limited Partnership had no external representation. Mr Alan Booth was unrepresented. The quoting rent was £1,382 pa, equating to £4.15 psf (£44.67 psm). Achieved rent confirmed by Ashtenne Industrial Fund Limited Partnership. EPC Rating- D.
	Fernley Green Road	Units 11 - 21	Knottingley	WF11 8DH	21/08/2012	WAREHOUSING	Second Hand	Letting	400	37	n/a	1,000	2.5	26.91	1,800	4.5	48.44	Yorkshire Commercial Solutions has taken 400 sq ft (37 sq m) of industrial space within unit 12 from Ashtenne Industrial Fund Limited Partnership on a three-year lease at £1,000 pa, equating to £2.50 psf (£26.91 psm). No breaks or reviews were agreed. Ashtenne Industrial Fund Limited Partnership represented themselves in the transaction. Yorkshire Commercial Solutions was unrepresented. The quoting rent was £4,500 pa, equating to £4.50 psf (£121 psm). Achieved rent confirmed by Ashtenne Industrial Fund Limited Partnership.
	Fernley Green Road	Units 11 - 21	Knottingley	WF11 8DH	29/05/2012	WAREHOUSING	Second Hand	Letting	140	13	n/a	624	4.46	48.01	650	4.64	49.96	Anthony Charles Dye has taken 140 sq ft (13 sq m) of industrial space within unit 14 from Ashtenne Industrial Fund Limited Partnership on a three-year lease at £624 pa, equating to £4.46 psf (£47.98 psm). No breaks or reviews were agreed. Ashtenne Industrial Fund Limited Partnership represented themselves in the transaction. Anthony Charles Dye was unrepresented. The quoting rent was £649 pa, equating to £4.64 psf (£50 psm). Achieved rent confirmed by Ashtenne Industrial Fund Limited Partnership.
	Fernley Green Road	Units 8-10	Knottingley	WF11 8DH	02/04/2012	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	1,000	93	n/a	2,250	2.25	24.22	5,000	5	53.82	GCM Landscapes Ltd has taken 1,000 sq ft (93 sq m) of industrial/warehouse space within Unit 8 from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £2,250 pa, equating to £2.25 psf (£24.22 psm) and rising to £4,380 pa, equating to £4.38 psf (£47.15 psm) from 29th of September 2012. A rent-free period until the 23rd of May 2012 was agreed. Ashtenne Industrial Fund Ltd Partnership was unrepresented. GCM Landscapes Ltd was unrepresented. The quoting rent was £5,000 pa, equating to £5.00 psf (£53.82 psm). Achieved rent confirmed by Ashtenne Industrial Fund Ltd Partnership. EPC Rating: C. (CoStar Research 09/05/2012)
	Fernley Green Road	Units 8-10	Knottingley	WF11 8DH	23/02/2012	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	922	86	n/a	2,190	2.38	25.62	4,500	4.88	52.53	Tomorrows Resources Ltd has taken 922 sq ft (85.6 sq m) of industrial/warehouse space within Unit 9 from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £2,190 pa, equating to £2.38 psf (£25.57 psm) and rising to £4,380 pa, equating to £4.75 psf (£51.13 psm) from 29th September 2012. A three month rent-free period was agreed. Ashtenne Industrial Fund Ltd Partnership was unrepresented. Tomorrows Resources Ltd was unrepresented. The quoting rent was £4,500 pa, equating to £4.88 psf (£52.54 psm). Achieved rent confirmed by Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 19/03/2012)
	Fernley Green Road	Units 11 - 21	Knottingley	WF11 8DH	01/02/2012	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	1,005	93	n/a	1,800	1.79	19.27	Not Disclosed	Not Disclosed	Not Disclosed	Mr Edward Wilson has taken 1,005 (93 sq m) of industrial/warehouse space within Units 12, 14, 15 & 23 from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £1,800 pa, equating to £1.79 psf (£19.28 psm). Ashtenne Industrial Fund Ltd Partnership was unrepresented. Mr Edward Wilson was unrepresented. Achieved rent confirmed by Shirley Rodley at Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 20/02/2012)
	Fernley Green Road	Units 23 - 24	Knottingley	WF11 8DH	01/02/2012	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	1,005	93	n/a	1,800	1.79	19.27	Not Disclosed	Not Disclosed	Not Disclosed	Mr Edward Wilson has taken 1,005 (93 sq m) of workshop space within Units 12, 14, 15 & 23 from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £1,800 pa, equating to £1.79 psf (£19.28 psm). Ashtenne Industrial Fund Ltd Partnership was unrepresented. Mr Edward Wilson was unrepresented. Achieved rent confirmed by Shirley Rodley at Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 20/02/2012)
	Fernley Green Road	Units 11 - 21	Knottingley	WF11 8DH	08/08/2011	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	1,500	139	n/a	2,000	1.33	14.32	5,250	3.5	37.67	Ridgewood Plant have taken 1,500 sq ft (139.35 sq m) of industrial space within unit 11 from Ashtenne Industrial Fund Ltd Partnership on a three-year lease at £2,000 pa, equating to £1.33 psf (£14.35 psm). Ashtenne Industrial Fund Ltd Partnership represented themselves. Ridgewood Plants were unrepresented. The quoting rent was £5,250pa, equating to £3.50 psf (£37.67 psm). Achieved rent confirmed by Shirley Rodley at Ashtenne Industrial Fund Ltd Partnership . (CoStar Research 26/08/2011)
	Fernley Green Road	Units 11 - 21	Knottingley	WF11 8DH	01/08/2011	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	864	80	n/a	1,410	1.63	17.55	1,700	1.97	21.18	Mr Christopher Garside has taken 864 sq ft (80 sq m) of industrial space within unit 19 from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £1,410 pa, equating to £1.63 psf (£17.57 psm). Ashtenne Industrial Fund Ltd Partnership was unrepresented. Mr Christopher Garside was unrepresented. The quoting rent was £1,700 pa, equating to £1.97 psf (£21.18 psm). Achieved rent confirmed by Shirley Rodley at Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 01/11/2011)
	Fernley Green Road	Units 11 - 21	Knottingley	WF11 8DH	14/04/2011	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	760	71	n/a	3,650	4.8	51.67	3,800	5	53.82	PHS Compliance have taken 760 sq ft (70.60 sq m) of industrial space within unit 16 from Ashtenne industrial Fund Ltd Partnership on a three-year lease at £3,650 pa, equating to £4.80 psf (£51.70 psm). Ashtenne Industrial Fund Ltd Partnership represented themselves. PHS Compliance were unrepresented. The quoting rent was £3,800 pa, equating to £5.00 psf (£53.82 psm). Achieved rent confirmed by Shirley Rodley at Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 23/06/2011)

	Fernley Green Road	Units 11 - 21	Knottingley	WF11 8DH	01/11/2010	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	140	13	n/a	350	2.5	26.91	650	4.64	Not Disclosed	Response Recovery has taken 140 sq ft (13 sq m) of industrial space at Unit 14 from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £650 pa, equating to £4.64 psf (£26.91 psm). Ashtenne Industrial Fund Ltd Partnership acted on behalf of themselves. The quoting rent was £650 pa, equating to £4.64 psf (£26.91 psm). Achieved rent confirmed by Shirley Rodley at Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 08/12/2010)	
	Fernley Green Road	Units 11 - 21	Knottingley	WF11 8DH	06/10/2010	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	846	79	n/a	900	1.06	11.41	1,700	2.01	Not Disclosed	Mr John Poulter has taken 846 sq ft (76 sq m) of industrial space at Unit 19 from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £900 pa, equating to £1.06 psf (£11.45 psm). Ashtenne Industrial Fund Ltd Partnership acted on behalf of themselves. The quoting rent was £1,700 pa, equating to £2.00 psf (£21.63 psm). Achieved rent confirmed by Shirley Rodley at Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 08/12/2010)	
	Fernley Green Road	Units 8-10	Knottingley	WF11 8DH	27/09/2010	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	1,000	93	n/a	3,800	3.8	40.9	5,000	5	Not Disclosed	Asprey Radiators has taken 1,000 sq ft (93 sq m) of industrial space at Unit 8 from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £3,800 pa, equating to £3.80 psf (£40.90 psm). Ashtenne Industrial Fund Ltd Partnership acted on behalf of themselves. The quoting rent was £5,000 pa, equating to £5.00 psf (£53.82 psm). Achieved rent confirmed by Shirley Rodley at Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 15/10/2010)	
	Fernley Green Road	Units 11 - 21	Knottingley	WF11 8DH	22/09/2010	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	193	18	n/a	800	4.15	44.67	800	4.15	Not Disclosed	Miss Sarah Webster has taken 193 sq ft (18 sq m) of industrial space at Unit 13 from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £800 pa, equating to £4.15 psf (£44.62 psm). Ashtenne Industrial Fund Ltd Partnership acted on behalf of themselves. The quoting rent was £800 pa, equating to £4.15 psf (£44.62 psm). Achieved rent confirmed by Shirley Rodley at Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 15/10/2010)	
	Fernley Green Road	Units 11 - 21	Knottingley	WF11 8DH	01/09/2010	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	140	13	n/a	650	4.64	49.94	650	4.64	Not Disclosed	Mr Ty Critty has taken 140 sq ft (13 sq m) of industrial space at Unit 15 from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £650 pa, which equates to £4.64 psf (£49.89 psm). Ashtenne Industrial Fund Ltd Partnership acted on behalf of themselves. The quoting rent was £650 pa, equating to £4.64 psf (£49.98 psm). Achieved rent confirmed by Shirley Rodley at Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 16/09/2010)	
	Fernley Green Road	Units 11 - 21	Knottingley	WF11 8DH	03/08/2010	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	760	71	n/a	3,610	4.75	51.13	3,800	5	Not Disclosed	Mr Paul Kedge has taken 760 sq ft (70 sq m) of industrial space at Unit 16 from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £3,610 pa, which equates to £4.75 psf (£51.13 psm). Ashtenne Industrial Fund Ltd Partnership acted on behalf on themselves. The quoting rent was £3,800 pa, equating to £5.00 psf (£53.82 psm). Achieved rent confirmed by Shirley Rodley at Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 16/09/2010)	
	Fernley Green Road	Units 2 - 5	Knottingley	WF11 8DH	12/07/2010	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	1,000	93	n/a	4,500	4.5	48.44	5,000	5	Not Disclosed	Elaine Wetherill & Piers Vouel has taken 1,000 sq ft (92 sq m) of industrial space at Unit 5 from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £4,500 pa, equating to £4.50 psf (£48.44 psm). Ashtenne Industrial Fund Ltd Partnership represented themselves. The quoting rent was £5,000 pa, equating to £5.00 psf (£53.82 psm). Achieved rent confirmed by Gemma Guy at Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 19/08/2010)	
	Fernley Green Road	Units 8-10	Knottingley	WF11 8DH	12/07/2010	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	1,000	93	n/a	4,500	4.5	48.44	5,000	5	Not Disclosed	S & S Cabling has taken 1,000 sq ft (92 sq m) of industrial space at Unit 9 from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £4,500 pa, equating to £4.50 psf (£48.44 psm). Ashtenne Industrial Fund Ltd Partnership represented themselves. The quoting rent was £5,000 pa, equating to £5.00 psf (£53.82 psm). Achieved rent confirmed by Gemma Guy at Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 19/08/2010)	
	Fernley Green Road	Units 2 - 5	Knottingley	WF11 8DH	01/04/2010	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	1,000	93	n/a	5,000	5	53.82	5,000	5	Not Disclosed	Elmet Services has taken 1,000 sq ft (92 sq m) of industrial space at Unit 4 Fernley Green Industrial Estate from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £5,000 pa, equating to £5.00 psf (£53.82 psm). Ashtenne Industrial Fund Ltd Partnership represented themselves in this transaction. The quoting rent was £5,000 pa, equating to £5.00 psf (£53.82 psm). Achieved rent confirmed by Shirley Rodley at Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 13/04/2010)	
	Fernley Green Road	Units 11 - 21	Knottingley	WF11 8DH	26/02/2010	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	140	13	n/a	650	4.64	49.94	650	4.64	Not Disclosed	Mr Kay has taken 140 sq ft (13 sq m) of industrial space at Unit 14 Fernley Green Industrial Estate from Ashtenne Industrial Fund Ltd Partnership on a three year lease at £650 pa, equating to £4.64 psf (£49.98 psm). Ashtenne Industrial Fund Ltd Partnership represented themselves in this transaction. The quoting rent was £650 pa, equating to £4.64 psf (£49.98 psm). Achieved rent confirmed by Shirley Rodley at Ashtenne Industrial Fund Ltd Partnership. (CoStar Research 21/05/2010)	
	Bypass Park Estate	Unit 1-2 Bypass Park Estate	Leeds	LS25 6EP	01/09/2011	WAREHOUSING	Second Hand	Letting	4,515	419	n/a	Not disclosed	Not disclosed	Not disclosed	18,060	4	43.06	An undisclosed tenant has taken 4,515 sq ft (419 sq m) of industrial space within Unit 2 from an undisclosed landlord on confidential terms. Blacks Property Consultants acted on behalf of the landlord. The quoting rent was £18,060 pa, equating to £4.00 psf (£43.06 psm). Deal information confirmed by Andrew Hedley at Blacks Property Consultants.	
	Sherburn 140	Hurricane Way Sherburn Distribution Park	Leeds	LS25 6PB	06/04/2011	WAREHOUSING	New or Refurbished	Letting	139,376	12,948	n/a	627,192	4.5	48.44	627,192	4.5	48.44	Optare PLC has taken 139,376 sq ft (12,948 sq m) of industrial space from Evander Properties on a 17 year lease at an equivalent to £627,192 pa, equating to £4.50 psf (£48.42 psm) with a rent review in year five. DTZ and CB Richard Ellis acted on behalf of Evander Properties. GVA acted on behalf of Optare PLC. 30 months rent-free period was agreed. The quoting rent was £627,192 pa, equating to £4.50 psf (£48.42 psm). Achieved rent confirmed by Josie Crossland at DTZ.	
	Blackwoodhall Business Park	Cornelius Causeway	Unit 6-7a	North Duffield	YO8 5DD	02/08/2012	WAREHOUSING	Second Hand	Letting	3,185	296	n/a	15,989	5.02	54.04	15,989	5.02	54.04	An unnamed tenant has taken 3,185 sq ft (295.9 sq m) of ground-floor industrial space from Blackwood Hall on a three-year lease at £15,988.70 pa, equating to £5.02 psf (£54.03 psm). Blackwood Hall were self represented. The tenant was unrepresented. The quoting rent was £15,988.70 pa, equating to £5.02 psf (£54.03 psm). Achieved rent confirmed by Walter Wright at Blackwood Hall.
	Blackwoodhall Business Park	Cornelius Causeway	Unit 6-7a	North Duffield	YO8 5DD	12/03/2012	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	528	49	n/a	2,999	5.68	61.14	2,640	5	53.82	An undisclosed tenant has taken 528 sq ft (49 sq m) of industrial space at Unit 7A Blackwood Hall Business Park from Blackwood Hall on a new month-to-month FRI lease at £3,000 pa, equating to £5.68 psf (£61.16 psm). Blackwood Hall represented themselves. The quoting rent was £2,640 pa, equating to £5.00 psf (£53.82 psm). Achieved rent confirmed by Walter Wright at Blackwood Hall.
	Blackwood Hall Business Park	Cornelius Causeway	Units 1-4	North Duffield	YO8 5DD	12/03/2012	INDUSTRIAL/ WAREHOUSE	Not disclosed	Letting	2,800	260	n/a	11,200	4	43.06	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 2,800 sq ft (260 sq m) of industrial space at Unit 2 Blackwood Hall Business Park from Blackwood Hall on a new three year FRI lease at £11,200 pa, equating to £4.00 psf (£43.06 psm), with an option to break in 2013. Blackwood Hall represented themselves. One month rent-free period was agreed. Achieved rent confirmed by Walter Wright at Blackwood Hall.

Blackwood Hall Business Park	Cornelius Causeway	Units 5a-C	North Duffield	YO8 5DD	01/03/2012	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	2,255	209	n/a	11,275	5	53.82	11,275	5	53.82	An undisclosed tenant has taken 2,255 sq ft (209 sq m) of industrial space at Unit 5B Blackwood Hall Business Park from Blackwood Hall on a new three year FRI lease at £11,275 pa, equating to £5.00 psf (£53.82 psm), subject to a rent review in 2015 and an option to break in 2015. Blackwood Hall represented themselves. The quoting rent was £11,275 pa, equating to £5.00 psf (£53.82 psm). Achieved rent confirmed by Walter Wright at Blackwood Hall.
Riccall Grange	King Rudding Lane	Unit C-D	Riccall	YO19 6QL	01/02/2011	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	3,940	366	n/a	Not disclosed	Not disclosed	Not disclosed	16,800	4.26	Not Disclosed	An undisclosed tenant has taken 3,927 sq ft (365 sq m) of industrial space from an undisclosed landlord. Blacks Property Consultants acted on behalf of the landlord. The quoting rent was £16,800 pa, equating to £4.26 psf (£45.90 psm). Deal information confirmed by Andrew Hedley at Blacks Property Consultants. (CoStar Research 25/03/2011 )
	Selby Road	Unit D1 Whitemoor Business Park	Selby	YO8 6EG	01/05/2012	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	1,826	170	n/a	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 1,826 sq ft (170 sq m) of industrial space within unit D1. Lambert Smith Hampton and Blacks Property Consultants acted on behalf of the landlord. Details confirmed by Lambert Smith Hampton. (CoStar Research 22/05/2012 )
	29 Flaxley Road		Selby	YO8 0BW	01/12/2011	LIGHT INDUSTRIAL	Second Hand	Letting	3,697	343	n/a	Not disclosed	Not disclosed	Not disclosed	20,000	5.41	58.23	An undisclosed tenant has taken 3,697 sq ft (343 sq m) of industrial space and offices at 29 Flaxley Road on a new lease on confidential terms. Briggs Burley acted on behalf of the landlord. The quoting rent was £20,000 pa, equating to £5.41 psf (£58.23 psm). Details confirmed by John Burley at Briggs Burley. (CoStar Research 03/05/2012 )
	Station Road	Units 1-8 Station Road Business Centre	Selby	YO8 4NW	02/05/2011	INDUSTRIAL/ WAREHOUSE	Under Refurbishment	Letting	2,200	204	n/a	Not disclosed	Not disclosed	Not disclosed	9,000	4.09	44.03	An undisclosed tenant has taken 2,200 sq ft in unit 1 of industrial space from Cleveland House Estates on confidential terms. Briggs Burley acted on behalf of Cleveland House Estates. Confirmed by John Burley at Briggs Burley. (CoStar Research 06/05/2011 )
	Bawtry Road	Unit 2 Bawtry Road Industrial Estate	Selby	YO8 8NB	01/03/2011	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	4,180	388	n/a	22,000	5.26	56.62	22,000	5.26	56.65	An undisclosed tenant has taken 4,180 sq ft (388 sq m) of industrial space from an undisclosed landlord on assignment of an existing lease expiring in February 2018 at £22,000 pa, rent passing, equating to £5.26 psf (£56.65 psm). Blacks Property Consultants acted on behalf of the assignor. The quoting rent was £22,000 pa, equating to £5.26 psf (£56.65 psm). Deal information confirmed by Andrew Hedley at Blacks Property Consultants. (CoStar Research 25/03/2011 )
	4-6 Brook Street		Selby	YO8 4AR	02/08/2010	INDUSTRIAL/ WAREHOUSE	Site with Agents	Freehold Sold	20,908	1,942	350,000	n/a	n/a	n/a	n/a	n/a	n/a	A local investor has purchased the freehold interest in 20,908 sq ft (1,942 sq m) of development space for £350,000. Landwood Group acted on behalf of the vendor. The local investor was unrepresented. Begbies Traynor were the LPA receivers appointed. The quoting price was £350,000. Achieved price confirmed by Oliver Basger at Landwood Group. (CoStar Research 26/08/2010 )
	Vivars Way	Unit C3 Vivars Industrial Centre	Selby	YO8 8BE	01/05/2010	INDUSTRIAL/ WAREHOUSE	New or refurbished	Letting	1,488	138	n/a	9,000	6.05	65.12	9,000	6.05	Not Disclosed	Haycock & Haigh Pipework Ltd has taken 1,488 sq ft (138 sq m) of industrial space at unit C3 from an undisclosed landlord on a three-year lease at £9,000 pa, equating to £6 psf (£65 psm). Briggs & Burley acted on behalf of the landlord. Haycock & Haigh Pipework Ltd was unrepresented. The quoting rent was £9,000 pa, equating to £6 psf (£65 psm). Achieved rent confirmed by John Burley at Briggs & Burley. (CoStar Research 14/05/2010 )
Mars	Hurricane Close	Cosmic Park	Sherburn In Elmet	LS25 6PB	20/09/2011	INDUSTRIAL/ WAREHOUSE	Second Hand	Freehold Sold	27,060	2,514	1,449,875	n/a	n/a	n/a	n/a	n/a	n/a	WEC Group Ltd has purchased the freehold interest in 27,060 sq ft (2,514 sq m) of industrial space from Gladman Developments Ltd for £1,449,874.80. DTZ and Gent Visick Property LLP acted on behalf of Gladman Developments Ltd. WEC Group Ltd was unrepresented. Achieved price confirmed by DTZ. (CoStar Research 06/10/2011 )
	Seafox Court	Unit 9 Cosmic Park	Sherburn In Elmet	LS25 6NG	01/08/2011	INDUSTRIAL/ WAREHOUSE	Second Hand	Freehold Sold	5,889	547	320,000	n/a	n/a	n/a	n/a	n/a	n/a	Harrison Beds has purchased the freehold interest in 5,889 sq ft (547 sq m) of industrial space from Wilkes Property Wakefield Ltd for £320,000. DTZ acted on behalf of Wilkes Property Wakefield Ltd. Achieved price confirmed by Josie Crossland at DTZ. (CoStar Research 09/09/2011 )
Sainsburys Distribution Warehouse	Bishopdyke Road		Sherburn In Elmet	LS25 6JH	25/05/2011	DISTRIBUTION WAREHOUSE: INDUSTRIAL/ WAREHOUSE	Not disclosed	Freehold Investment Sold	586,241	54,463	43,340,000	n/a	n/a	n/a	n/a	n/a	n/a	Ekistics Property Advisors LLP on behalf of the Ekistics Property Investors 1 LP fund has purchased the freehold interest in a 586,241 sq ft (54,463.6 sq m) distribution warehouse from Matrix Group Ltd for £43,340,000 as an investment, reflecting a net initial yield of 6.35%. The property is let to Sainsburys Supermarkets Ltd for an unexpired term of 15.5 years, with a fixed rental increase in May 2013, and produces a passing annual rent of £2,912,933. Knight Frank represented Ekistics Property Advisors LLP (the purchaser). (CoStar Verified 04/07/2011)
The Maltings	Fenton Lane	Unit 3a-B	Sherburn In Elmet	LS25 6EZ	01/05/2011	WAREHOUSING	Second Hand	Letting	4,147	385	n/a	Not disclosed	Not disclosed	Not disclosed	11,404	2.75	29.6	An undisclosed tenant has taken 4,147 sq ft (467.77 sq m) of office space from an undisclosed landlord on a confidential lease. Lambert Smith Hampton acted on behalf of the landlord. The quoting rent was £11,404 pa, equating to £2.75 psf (£29.60 psm). Deal information confirmed by Katie Ward at Lambert Smith Hampton.
	Lancaster Close	Units 1-7 Sherburn Networkcentre	Sherburn In Elmet	LS25 6NS	01/03/2011	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	1,745	162	n/a	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 1,745 sq ft (162.12 sq m) of industrial warehouse space within Unit 6 Lancaster Court on confidential terms. Network Space Ltd acted on behalf of Langtree Group Plc. Letting confirmed by Jo Bedford at Network Space Ltd.
Sherburn Networkcentre	Lancaster Close	Units 8-10 Sherburn Networkcentre	Sherburn In Elmet	LS25 6NS	01/01/2011	WAREHOUSING	Second Hand	Letting	3,151	293	n/a	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 3,151 sq ft (293 sq m) of industrial space at unit 9 on undisclosed lease terms. Network Space Ltd acted on behalf of the landlord. Letting confirmed by Jo Bedford at Network Space Ltd.
Orion	Seafox Court	Cosmic Park	Sherburn In Elmet	LS25 6NG	23/12/2010	INDUSTRIAL/ WAREHOUSE	New or refurbished	Freehold Sold	28,482	2,646	1,450,000	n/a	n/a	n/a	n/a	n/a	n/a	Cromwell Polythene has purchased the freehold interest in 28,482 sq ft (2,646 sq m) of industrial space from Gladman Developments Ltd for £1,450,000. DTZ and Gladman Developments Ltd acted on behalf of Gladman Developments Ltd. The quoting price was £1,851,330. Achieved price confirmed by Josie Crossland at DTZ. (CoStar Research 17/01/2011 )
Vickers Building	Hurricane Close		Sherburn In Elmet	LS25 6PB	23/12/2010	INDUSTRIAL/ WAREHOUSE	Second Hand	Freehold Sold	17,534	1,629	800,000	n/a	n/a	n/a	n/a	n/a	n/a	Powerlink Machine (UK) Ltd has purchased the freehold interest in 17,534 sq ft (1,629 sq m) of industrial space from Cromwell Polythene for £800,000. DTZ acted on behalf of the vendor. Achieved price confirmed by Josie Crossland at DTZ. (CoStar Research 17/01/2011 )
Sherburn 666 Distribution Park	Hurricane Way		Sherburn In Elmet	LS25 6NG	01/11/2010	WAREHOUSING	New or Refurbished	Letting	666,898	61,956	n/a	3,001,041	4.5	48.44	2,834,317	4.25	Not Disclosed	Debenhams PLC has taken 666,898 sq ft (61,956 sq m) of industrial space from Evander Properties on a 27 year lease at £3,001,041 pa, equating to £4.50 psf (£48.44 psm), subject to a five yearly rent review, it is understood that no breaks option were agreed. DTZ and CB Richard Ellis acted on behalf of Evander Properties. Debenhams PLC was unrepresented. The quoting rent was £2,834,317 pa, equating to £4.25 psf (£45.75 psm). Achieved rent confirmed by Mike Baugh at DTZ.
Sherburn Networkcentre	Lancaster Close	Units 8-10 Sherburn Networkcentre	Sherburn In Elmet	LS25 6NS	01/01/2010	WAREHOUSING	Second Hand	Letting	3,165	294	n/a	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 3,165 sq ft (294 sq m) of industrial space at unit 8 on undisclosed lease terms. Network Space Ltd acted on behalf of the landlord. Letting confirmed by Jo Bedford at Network Space Ltd.



Wilton House	Station Road	Units 1-3 The Estate Office	Tadcaster	LS24 9SG	02/04/2012	INDUSTRIAL/ WAREHOUSE	Second Hand	Letting	7,500	697	n/a	32,000	4.27	45.96	Not Disclosed	Not Disclosed	Not Disclosed	Lambert Engineering Ltd has taken 7,500 sq ft (696 sq m) of industrial space at Units 1-3 from Mr Don Copley on a ten year lease at £32,000 pa, equating to £4.27 psf (£49.93 psm), subject to a rent review in year five. Malcolm Stuart Property Consultants LLP acted on behalf of Mr Don Copley. Lambert Engineering Ltd was unrepresented. Achieved rent confirmed by Malcolm Stuart at Malcolm Stuart Property Consultants LLP. (CoStar Research 02/05/2012 )
	King Ridding Lane	Units 6-7	York	YO19 6QL	01/02/2011	WORKSHOP	Second Hand	Letting	3,927	365	n/a	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 3,927 sq ft (365 sq m) of industrial space from an undisclosed landlord. Blacks Property Consultants acted on behalf of the landlord. Deal information confirmed by Andrew Hedley at Blacks Property Consultants. (CoStar Research 25/03/2011 )

Building	Street No.	Street	Town	Postcode	Event Date	Use Code	Grade	Deal Type	Size SqFt	Size SqM	Sale Price (£)	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)	Achieved Rent (£ per Sq M)	Asking Rent (£)	Asking Rent (£ per Sq Ft)	Asking Rent (£ per Sq M)	Notes	
Retail Premises Adjacent To New Tesco Express		Doncaster Road	Brayton	YO8 9EG	21/06/2010	RETAIL OUT OF TOWN	Second Hand	Letting	1,463	136	n/a	17,500	11.96	128.74	Not Disclosed	Not Disclosed	Not Disclosed	Barnardos has taken 973 sq ft (90.39 sq m) of ground-floor retail space from Tesco PLC on a ten-year lease at £17,500 pa, equating to £ 11.96 psf, subject to a rent review in year five. Sanderson Weatherall acted on behalf of Tesco PLC. Legat Owen acted on behalf of Barnardos. The quoting rent was unknown. Confirmed by Richard Webster at Sanderson Weatherall (CoStar Research 07/07/2010)	
Red Lion	1	Ings Lane	Kellington	DN14 0NT	01/01/2010	PUBLIC HOUSE	Second Hand	Freehold Sold	2,300	214	175,000	n/a	n/a	n/a	n/a	n/a	n/a	An undisclosed purchaser has purchased the freehold interest in 2,300 sq ft (214 sq m) of retail space from an undisclosed vendor. Fawley Watson Booth acted on behalf of the vendor. The quoting price was £175,000. Achieved price confirmed by Jacqui Muller at Fawley Watson Booth. (CoStar Research 02/02/2010)	
	31-33	Micklegate	Selby	YO8 4EA	01/12/2011	RETAIL HIGH STREET UNIT	Second Hand	Letting	2,212	205	n/a	Not disclosed	Not disclosed	Not disclosed	29,000	13.11	141.12	An undisclosed tenant has taken 2,212 sq ft (206 sq m) of ground floor retail space at 31-33 Finkle Street on a new confidential lease. Briggs Burley acted on behalf of the landlord. The quoting rent was £29,000 pa. Details confirmed by John Burley at Briggs Burley. (CoStar Research 03/05/2012)	
	16	Finkle Street	Selby	YO8 4DS	01/12/2011	RETAIL HIGH STREET UNIT	Second Hand	Letting	1,170	109	n/a	14,500	12.39	133.37	14,500	Not Disclosed	133.39	An undisclosed tenant has taken 1,170 sq ft (108.70 sq m) of retail space at 16 Finkle Street on a three year lease at £14,500 pa. Blacks Property Consultants acted on behalf of the landlord. The quoting rent was £14,500 pa. Achieved rent confirmed by Andrew Hedley at Blacks Property Consultants. (CoStar Research 27/01/2012)	
	62	Gowthorpe	Selby	YO8 4ET	01/12/2011	RETAIL HIGH STREET UNIT	Second Hand	Letting	973	90	n/a	Not disclosed	Not disclosed	Not disclosed	9,500	9.76	105.1	An undisclosed tenant has taken 973 sq ft (90 sq m) of ground and first floor retail space at 62 Gowthorpe on a new lease on confidential terms. Briggs Burley acted on behalf of the landlord. The quoting rent was £9,500 pa. Details confirmed by John Burley at Briggs Burley. (CoStar Research 03/05/2012)	
Highwayman Tavern		Ousegate	Selby	YO8 8BL	01/11/2011	RETAIL OUT OF TOWN	Second Hand	Freehold Sold	1,537	143	79,500	n/a	n/a	n/a	n/a	n/a	n/a	An undisclosed buyer has purchased the freehold interest in 1,537 sq ft (142.8 sq m) of retail, public house space from Punch Taverns Ltd for £79,500. Colliers International acted on behalf of Punch Taverns Ltd. The purchaser was unrepresented. Achieved price confirmed by Clair McGowan at Colliers International. (CoStar Research 05/12/2011)	
	48	Gowthorpe	Selby	YO8 4ET	31/10/2011	RETAIL HIGH STREET UNIT	Second Hand	Letting	3,171	295	n/a	24,000	7.57	81.48	27,500	8.67	93.35	Cash Converters Ltd has taken 2,490 sq ft (231.33 sq m) of retail space from ATC Property Ltd on a 15 year lease at £24,000 pa, subject to a rent review in years five and ten, and an option to break in year ten. Savills Commercial acted on behalf of ATC Property Ltd. Reid Rose Gregory acted on behalf of Cash Converters Ltd. The quoting rent was £27,500 pa. Deal confirmed by Graham Coward at Reid Rose Gregory.	
Unicorn Inn		Bondgate	Selby	YO8 3LS	01/09/2011	RETAIL OUT OF TOWN	Second Hand	Freehold Sold	1,114	103	157,000	n/a	n/a	n/a	n/a	n/a	n/a	An undisclosed buyer has purchased the freehold interest in 1,114 sq ft (103.49 sq m) of retail, public house space from Enterprise Inns Plc for £157,000. Colliers International acted on behalf of Enterprise Inns Plc. The purchaser was unrepresented. The quoting price was £250,000. Achieved price confirmed by Clair McGowan at Colliers International. (CoStar Research 05/12/2011)	
Market Cross Shopping Centre	16 - 25	Market Cross	Selby	YO8 0JS	01/08/2011	SHOPPING CENTRE	Second Hand	Letting	913	85	n/a	Not disclosed	Not disclosed	Not disclosed	20,000	21.91	235.79	An undisclosed tenant has taken 913 sq ft (84.82 sq m) of retail space within unit 16 from an undisclosed landlord on a temporary lease on confidential terms for a term of one year. Reesdenton Ltd acted on behalf of the landlord. The quoting rent was £20,000 pa, equating to £21.91 psf (£235.79 psm). Deal information confirmed by Matt Smith at Reesdenton. (CoStar Research 15/08/2011)	
Market Cross Shopping Centre	16 - 25	Market Cross	Selby	YO8 0JS	01/08/2011	RETAIL HIGH STREET UNIT	Second Hand	Letting	1,118	104	n/a	16,500	14.76	158.88	19,500	17.44	187.73	R K Harris & Sons has taken 1,118 sq ft (103 sq m) of retail space at 21 Market Cross from Dransfield Properties Ltd on a ten year lease at £16,500 pa in years one and two, rising to £17,000 pa in years three and four, then to £17,500 pa in year five and finally rising to £18,500 pa in years six to ten. Reesdenton Ltd acted on behalf of Dransfield Properties. R K Harris & Sons was unrepresented. The quoting rent was £19,500 pa. Achieved rent confirmed by Matt Smith at Reesdenton Ltd. (CoStar Research 06/10/2011)	
	40	Ousegate	Selby	YO8 4NH	01/08/2011	RETAIL HIGH STREET UNIT	Second Hand	Freehold Sold	3,832	356	160,000	n/a	n/a	n/a	n/a	n/a	n/a	Mr Steven Mosely has purchased the freehold interest in 3,832 sq ft (356 sq m) of retail space from St Johns Ambulance for £160,000. Strutt & Parker and Stephenson's Estate Agents acted on behalf of St Johns Ambulance. Mr Steven Mosely was unrepresented. The quoting price was £160,000. Achieved price confirmed by Lynn Preston at Strutt & Parker. (CoStar Research 12/09/2011)	
Friendship Inn		Millgate	Selby	YO8 3LE	29/06/2011	RETAIL OUT OF TOWN	Second Hand	Freehold Sold	1,638	152	85,000	n/a	n/a	n/a	n/a	n/a	n/a	An undisclosed purchaser has bought the freehold interest in 1,638 sq ft (152 sq m) of retail space from Admiral Taverns for £85,000. Christie & Co acted on behalf of Admiral Taverns. The purchaser was unrepresented. The quoting price was £125,000. (CoStar Research 29/07/2011)	
	16	Market Place	Selby	YO8 0PB	01/04/2011	RETAIL HIGH STREET UNIT	Second Hand	Letting	1,893	176	n/a	Not disclosed	Not disclosed	Not disclosed	35,000	18.49	199.01	An undisclosed tenant has taken 1,893 sq ft (89 sq m) of retail space on confidential terms. Carter Towler acted on behalf of the landlord. The quoting rent was £35,000 pa, equating to £18.48 psf (£199 psm). (CoStar Research 14/04/2011)	
	19 - 21a	Finkle Street	Selby	YO8 4DT	01/04/2011	RETAIL HIGH STREET UNIT	Second Hand	Letting	583	54	n/a	Not disclosed	Not disclosed	Not disclosed	10,300	17.67	190.18	Kodak Ltd has taken 583 sq ft (54 sq m) of retail space from an undisclosed landlord. Blacks property Consultants acted on behalf of the landlord. The quoting rent was £10,300 pa, equating to £17.67 psf (£190.17 psm). Deal information confirmed by Andrew Hedley at Blacks Property Consultants. (CoStar Research 23/05/2011)	
Bay Horse Inn		Micklegate	Selby	YO8 4EJ	01/04/2011	RETAIL HIGH STREET UNIT	Second Hand	Auction Sale	Not disclosed	Not disclosed	Not disclosed	n/a	n/a	n/a	n/a	n/a	n/a	An undisclosed purchaser has purchased the freehold interest in 815 sq ft (75 sq m) of public house retail space from an undisclosed vendor in an auction by Eddisons Commercial (Holdings) Ltd for an undisclosed price. Colliers International acted on behalf of the vendor. The quoting price was £145,000. Deal confirmed by Olivia Hughes at Colliers International. (CoStar Research 06/05/2011)	
	23	Finkle Street	Selby	YO8 0DT	31/03/2011	MIXED RETAIL	Not disclosed	Freehold Investment Sold at Auction	2,144	199	156,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Market Cross Shopping Centre	16 - 25	Market Cross	Selby	YO8 0JS	02/11/2010	RETAIL HIGH STREET UNIT	Second Hand	Letting	776	72	n/a	Not disclosed	Not disclosed	Not disclosed	22,500	28.99	Not Disclosed	Mr William Ellis has taken 1,118 sq ft (104 sq m) of retail space at 21 Market Cross from Dransfield Properties Ltd on a confidential leasehold agreement. The quoting rent was £22,500 pa, equating to £28.99 psf (£312.10 psm). Deal confirmed by Ian Crutchley at Reesdenton. (CoStar Research 17/11/2010)	
	3	Abbey Walk	Selby	YO8 4DZ	01/11/2010	RESTAURANT	Second Hand	Letting	1,763	164	n/a	Not disclosed	Not disclosed	Not disclosed	29,500	16.73	Not Disclosed	An undisclosed tenant has taken 1,763 sq ft (163 sq m) of retail space on confidential terms. Carter Towler acted on behalf of the landlord. The quoting rent was £29,500 pa, equating to £16.73 psf (£180 psm). (CoStar Research 09/11/2010)	
	15	Finkle Street	Selby	YO8 4DT	31/07/2010	RETAIL HIGH STREET UNIT	Second Hand	Letting	704	65	n/a	Not disclosed	Not disclosed	Not disclosed	7,950	11.29	Not Disclosed	An undisclosed tenant has taken 704 sq ft (65 sq m) of retail space on confidential terms. Feather Smiles & Scales acted on behalf of the landlord. The quoting rent was £7,950 pa, equating to £11.29 psf (£121.55 psm). (CoStar Research 30/09/2010)	
Market Cross Shopping Centre	1 - 8	Market Cross	Selby	YO8 0JS	14/06/2010	RETAIL HIGH STREET UNIT	Second Hand	Letting	1,163	108	n/a	26,435	22.73	244.67	31,715	27.27	293.52	Grainger Games has taken 1,163 sq ft (108 sq m) of retail space from Dransfield Properties Ltd at Unit 2 Market Cross Shopping Centre on a ten year lease at £18,750 pa, equating to £22.72 psf (£244.63 psm), subject to a rent review and an option to break in year five. The headline Zone A rent for the shopping centre is approximately £32.50. Reesdenton acted on behalf of Dransfield Properties Ltd. Six months rent-free period was agreed. Property Complete acted on behalf of Grainger Games. The quoting rent was £22,500 pa, equating to £27.27 psf (£293.56 psm). Achieved rent confirmed by Ian Crutchley at Reesdenton. (CoStar Research 28/06/2010)	
	38b	Gowthorpe	Selby	YO8 0ET	17/05/2010	MIXED RETAIL	Not disclosed	Freehold Investment Sold at Auction	Not disclosed	Not disclosed	255,000	n/a	n/a	n/a	n/a	n/a	n/a	Freehold Shop Investment - Guide Price £200,000 - £250,000. The property, which is located in a Conservation Area, is arranged on ground and one upper floor to provide a ground floor shop unit with ancillary storage on the first floor above which benefits from rear access to Abbey Walk.	
	16 - 18	Gowthorpe	Selby	YO8 4ET	01/05/2010	RETAIL HIGH STREET UNIT	Second Hand	Letting	849	79	n/a	Not disclosed	Not disclosed	Not disclosed	24,500	28.86	Not Disclosed	An undisclosed tenant has taken 1,376 sq ft (128 sq m) of retail space on confidential terms. Brackenridge Hanson Tate acted on behalf of the landlord. The quoting rent was £24,500 pa, equating to £28.85 psf (£310.62 psm). (CoStar Research 02/07/2010)	

Bar Pm	81-83	Micklegate	Selby	YO8 4ED	01/02/2010	PUBLIC HOUSE	Second Hand	Freehold Sold	1,400	130	170,000	n/a	n/a	n/a	n/a	n/a	n/a	An undisclosed purchaser has purchased the freehold interest in 1,200 sq ft (111 sq m) of public house retail space from an undisclosed vendor for around £170,000. Christie & Co acted on behalf of the vendor. The purchaser was unrepresented. The quoting price was £175,000. Achieved price confirmed by Martin Stansmore at Christie & Co. (CoStar Research 22/03/2010)
	22	Low Street	Sherburn In Elmet	LS25 6BA	19/04/2010	RETAIL HIGH STREET UNIT	Second Hand	Letting	590	55	n/a	Not disclosed	Not disclosed	Not disclosed	7,000	11.86	Not Disclosed	An undisclosed tenant has taken 590 sq ft (55 sq m) of retail space from an undisclosed landlord on a confidential leasehold agreement. Adair Paxton acted on behalf of the landlord. The quoting rent was £7,000 pa, equating to £11.86 psf (£127.71 psm). Deal confirmed by Matt Mitchell at Adair Paxton.
Coach And Horses	16	Commercial Street	Tadcaster	LS24 8AA	25/03/2010	PUB/WINE BAR	Not disclosed	Freehold Sold	Not disclosed	Not disclosed	Not disclosed	n/a	n/a	n/a	n/a	n/a	n/a	On the instructions of Enterprise Inns plc. The property comprises a vacant public house premises occupying a prominent site with good frontage onto Commercial Street, adjoining the town's Bus Station, well-positioned enabling it to draw in both passing trade, as well as custom from the close residential areas. Comprising bar, front lounge, pool room, lounge bar, dining area, catering kitchen, basement cellarge and three bedroom living accommodation.

# **Appendix D    Non-Residential Viability Assessment**

Town Centre Office							
ITEM							
Net Site Area	0.25	residual value		-£17,875,315		per ha	
<b>1.0 Development Value</b>							
1.1	Town Centre Office	No. of units	Size sq.m	Rent	Yield	Value per Unit	Total Value
		1	5100	£130	9.0%	£7,366,667	£7,366,667
					No. of months	Rent free period	Adjusted for rent free
						12	£6,758,409.79
						Less Purchaser Costs	£497,250
						Adjusted cap value	£6,261,160
		1	5,100				£6,261,160
<b>2.0 Development Cost</b>							
<b>2.1 Site Acquisition</b>							
2.1.1	Site Value						-£4,548,426
						Less Purchaser Costs	1.75%
							-£4,468,828.76
<b>2.2 Build Costs</b>							
2.2.1	Town Centre Office	No. of units	Size sq.m	Cost per sq.m		Total Costs	
		1	6,000	£1,240		£7,440,000	
							£7,440,000
<b>2.3 Externals</b>							
2.3.1	External works as a percentage of build costs		10.0%				£744,000
							£744,000
<b>2.4 Professional Fees</b>							
2.4.1	as percentage of build costs & externals		10%				£818,400
							£818,400
<b>2.5 Contingency</b>							
2.5.1	Based upon percentage of construction costs		5%				£450,120
							£450,120
<b>2.6 CIL</b>							
2.6.1	Residual S106			£0	per sq m		£0
2.6.1	CIL			£10	per sq m		£60,000
							£60,000
							£450,120
<b>2.6 Sale costs</b>							
2.6.1	Marketing costs			£25,000			£25,000
2.6.2	Letting agent fee			10%	of rent		£66,300
2.6.3	Letting legal fees			5%	of rent		£33,150
							£124,450
							£124,450
<b>TOTAL DEVELOPMENT COSTS</b>							<b>£5,108,141</b>
<b>3.0 Developers' Profit</b>							
3.1	Based upon percentage of total development costs		Rate	20%			£1,021,628.25
							£1,021,628
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£6,129,769</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£131,390</b>
<b>4.0 Finance Costs</b>							
		APR			PCM		
		7.00%			0.565%		-£131,390
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£6,261,160</b>



Business Park Office



ITEM

Net Site Area	0.50	residual value	-£3,685,406	per ha
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1.0 Development Value

	No. of units	Size sq.m	Rent	Yield	Value per Unit	Total Value
1.1 Business Park Office	1	3400	£130	8.50%	£5,200,000	£5,200,000
				No. of months	Rent free period	Adjusted for rent free
					12	£4,792,626.73
					Less Purchaser Costs	£351,000
					Adjusted cap value	£4,441,627
	1	3,400				£4,441,627

2.0 Development Cost

2.1 Site Acquisition

2.1.1 Site Value						-£1,875,525
					Less Purchaser Costs	1.75%
						-£1,842,703

2.2 Build Costs

	No. of units	Size sq.m	Cost per sq.m	Total Costs
2.2.1 Business Park Office	1	4,000	£1,050	£4,200,000
				£4,200,000

2.3 Externals

2.3.1 as percentage of build costs		10.00%		£420,000
				£420,000

2.4 Professional Fees

2.4.1 as percentage of build costs & externals		10%		£462,000
				£462,000

2.5 Contingency

2.5.1 Based upon percentage of construction costs		5%		£254,100
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2.6 CIL

2.6.1 Residual S106		£100	per sq m	£400,000
2.6.1 Office CIL		£10	per sq m	£40,000
				£294,100

2.6 Sale costs

2.6.1 Marketing costs		£25,000		£25,000
2.6.2 Letting agent fee		10%	of rent	£44,200
2.6.3 Letting legal fees		5%	of rent	£22,100
				£91,300

TOTAL DEVELOPMENT COSTS

£3,624,697

3.0 Developers' Profit

3.1 Based upon percentage of total development costs		Rate	20%	£724,939
				£724,939

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£4,349,636

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£91,990

4.0 Finance Costs

	APR	7.00%	PCM	0.565%	-£91,990
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TOTAL PROJECT COSTS [INCLUDING INTEREST]

£4,441,627



High Street Comparison Retail



ITEM

Net Site Area	residual value	
	0.50	£8,423,120 per ha

1.0 Development Value

	No. of units	Size sq.m	Rent	Yield	Value per Unit	Total Value
1.1 High Street Comparison Retail	1	5100	£250	7.5%	£17,000,000	£17,000,000
				No. of months	Rent free period	Adjusted for rent free
					12	£15,813,953.49
					Less Purchaser Costs	£1,147,500
					Adjusted cap value	£14,666,453
						£0
	1	5,100				£14,666,453

2.0 Development Cost

2.1 Site Acquisition

2.1.1 Site Value						£4,516,418
					Less Purchaser Costs	6.75%
						£4,211,559.86

2.2 Build Costs

	No. of units	Size sq.m	Cost per sq.m	Total Costs
2.2.1 High Street Comparison Retail	1	6,000	£910	£5,460,000
				£5,460,000

2.3 Externals

2.3.1 External works as a percentage of build costs	10.0%	£546,000
		£546,000

2.4 Professional Fees

2.4.1 as percentage of build costs & externals	10%	£600,600
		£600,600

2.5 Contingency

2.5.1 Based upon percentage of construction costs	5%	£330,330
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2.6 CIL

2.6.1 Residual S106	£0	per sq m	£0
2.6.1 High Street Comparison Retail CIL	£0	per sq m	£0
			£330,330

2.6 Sale costs

2.6.1 Marketing costs	£25,000	£25,000
2.6.2 Letting agent fee	10% of rent	£127,500
2.6.3 Letting legal fees	5% of rent	£63,750
		£216,250

TOTAL DEVELOPMENT COSTS

£11,364,740

3.0 Developers' Profit

3.1 Based upon percentage of total development costs	Rate	
	20%	£2,272,947.97
		£2,272,948

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£13,637,688

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£1,028,766

4.0 Finance Costs

APR	PCM	
7.00%	0.565%	-£1,028,766

TOTAL PROJECT COSTS [INCLUDING INTEREST]

£14,666,453



## Retail Warehouse



## ITEM

	residual value	
Net Site Area	1.00	£2,132,472 per ha

## 1.0 Development Value

	No. of units	Size sq.m	Rent	Yield	Value per Unit	Total Value
1.1 Retail Warehouse	1	3800	£140	7.25%	£7,337,931	£7,337,931
				No. of months	Rent free period 9	Adjusted for rent free £6,962,667.40
					Less Purchaser Costs	£495,310
					Adjusted cap value	£6,467,357
	1	3,800				£6,467,357

## 2.0 Development Cost

## 2.1 Site Acquisition

2.1.1 Site Value						£2,286,834
					Less Purchaser Costs	6.75%
						£2,132,472

## 2.2 Build Costs

	No. of units	Size sq.m	Cost per sq.m	Total Costs
2.2.1 Retail Warehouse	1	4,000	£535	£2,140,000
				£2,140,000

## 2.3 Externals

2.3.1 as percentage of build costs	10.00%	£214,000
		£214,000

## 2.4 Professional Fees

2.4.1 as percentage of build costs & externals	10%	£235,400
		£235,400

## 2.5 Contingency

2.5.1 Based upon percentage of construction costs	5%	£129,470
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## 2.6 CIL

2.6.1 Residual S106	£0	per sq m	£0
2.6.1 Retail Warehouse CIL	£50	per sq m	£200,000
			£329,470

## 2.6 Sale costs

2.6.1 Marketing costs	£25,000	£25,000	
2.6.2 Letting agent fee	10%	of rent	£53,200
2.6.3 Letting legal fees	5%	of rent	£26,600
			£104,800

## TOTAL DEVELOPMENT COSTS

£5,156,142

## 3.0 Developers' Profit

3.1 Based upon percentage of total development costs	Rate 20%	£1,031,228
		£1,031,228

## TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£6,187,371

## TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£279,986

## 4.0 Finance Costs

APR	PCM	
7.00%	0.565%	-£279,986

## TOTAL PROJECT COSTS [INCLUDING INTEREST]

£6,467,357

Supermarket							
ITEM							
Net Site Area	1.00	residual value		£3,311,057		per ha	
<b>1.0 Development Value</b>							
1.1	Supermarket	No. of units 1	Size sq.m 3800	Rent £200	Yield 5.50%	Value per Unit £13,818,182	Total Value £13,818,182
					No. of months	Rent free period 9	Adjusted for rent free £13,274,297.85
						Less Purchaser Costs	£932,727
						Adjusted cap value	£12,341,571
		1	3,800				£12,341,571
<b>2.0 Development Cost</b>							
<b>2.1 Site Acquisition</b>							
2.1.1	Site Value						£3,550,731
						Less Purchaser Costs	6.75%
							£3,311,057
<b>2.2 Build Costs</b>							
2.2.1	Supermarket	No. of units 1	Size sq.m 4,000	Cost per sq.m £1,160			Total Costs £4,640,000
							£4,640,000
<b>2.3 Externals</b>							
2.3.1	as percentage of build costs		10.00%				£464,000
							£464,000
<b>2.4 Professional Fees</b>							
2.4.1	as percentage of build costs & externals		10%				£510,400
							£510,400
<b>2.5 Contingency</b>							
2.5.1	Based upon percentage of construction costs		5%				£280,720
<b>2.6 CIL</b>							
2.6.1	Residual S106			£0	per sq m		£0
2.6.1	Supermarket CIL			£100	per sq m		£400,000
							£680,720
<b>2.6 Sale costs</b>							
2.6.1	Marketing costs			£25,000			£25,000
2.6.2	Letting agent fee			10%	of rent		£76,000
2.6.3	Letting legal fees			5%	of rent		£38,000
							£139,000
<b>TOTAL DEVELOPMENT COSTS</b>							
							£9,745,177
<b>3.0 Developers' Profit</b>							
3.1	Based upon percentage of total development costs		Rate 20%				£1,949,035
							£1,949,035
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							
							£11,694,212
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							
							£647,358
<b>4.0 Finance Costs</b>							
			APR 7.00%		PCM 0.565%		-£647,358
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							
							£12,341,571



Neighbourhood Convenience



ITEM

Net Site Area	residual value	
	0.20	£1,370,790 per ha

1.0 Development Value

	No. of units	Size sq.m	Rent	Yield	Value per Unit	Total Value
1.1 Neighbourhood Convenience	1	1140	£150	6.50%	£2,630,769	£2,630,769
				No. of months	Rent free period 9	Adjusted for rent free £2,509,403.78
					Less Purchaser Costs	£177,577
					Adjusted cap value	£2,331,827
	1	1,140				£2,331,827

2.0 Development Cost

2.1 Site Acquisition

2.1.1 Site Value						£287,830
					Less Purchaser Costs	4.75%
						£274,158

2.2 Build Costs

	No. of units	Size sq.m	Cost per sq.m	Total Costs
2.2.1 Neighbourhood Convenience	1	1,200	£1,010	£1,212,000
				£1,212,000

2.3 Externals

2.3.1 as percentage of build costs		10.00%		£121,200
				£121,200

2.4 Professional Fees

2.4.1 as percentage of build costs & externals		10%		£133,320
				£133,320

2.5 Contingency

2.5.1 Based upon percentage of construction costs		5%		£73,326
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2.6 CIL

2.6.1 Residual S106		£0	per sq m	£0
2.6.1 Neighbourhood Convenience CIL		£10	per sq m	£12,000
				£85,326

2.6 Sale costs

2.6.1 Marketing costs		£25,000		£25,000
2.6.2 Letting agent fee		10%	of rent	£17,100
2.6.3 Letting legal fees		5%	of rent	£8,550
				£50,650

TOTAL DEVELOPMENT COSTS

£1,876,654

3.0 Developers' Profit

3.1 Based upon percentage of total development costs		Rate 20%		£375,331
				£375,331

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£2,251,985

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£79,842

4.00 Finance Costs

	APR	PCM	
	7.00%	0.565%	-£79,842

TOTAL PROJECT COSTS [INCLUDING INTEREST]

£2,331,827