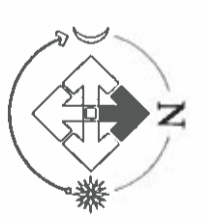


THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SEPARATE GROUP / SITE SPECIFIC CONSTRUCTION NOTES AND MATERIALS SPECIFICATION.



**SCHEDULE**

OPEN MARKET (ALL LIFE TIME HOMES)	
309 - 3 BED HOUSE	(966) - 2
310 - 3 BED HOUSE	(952) - 4
402 - 4 BED HOUSE	(1150) - 2
450 - 4 BED HOUSE	(1418) - 1
454 - 4 BED HOUSE	(1650) - 1
456 - 4 BED HOUSE	(1702) - 1
550 - 5 BED HOUSE	(1867) - 2
<b>TOTAL PRIVATE -</b>	<b>13</b>

AFFORDABLE (ALL LIFE TIME HOMES)	
207 - 2 BED FOG	(740) - 1
2BF - 2 BED FLAT	(651) - 2
2B4P - 2 BED HOUSE	(811) - 3
3B5P - 3 BED HOUSE	(967) - 2
<b>TOTAL AFFORDABLE -</b>	<b>8</b>
<b>GRAND TOTAL -</b>	<b>21</b>

Revision	Date	By
A	30.06.14	AMG
B	14.07.14	AMG
C	18.07.14	AO
D	22.07.14	AO
E	03.10.14	AMG
F	03.11.14	AMG
G	21.04.15	LBT

Job:	Cambridge Road, Newport
Title:	SITE LAYOUT
Scale:	1:500@A2
Date:	June 14
Drawn:	AMG
Checked:	JMW

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Drawing No. EA109-SL-100G

# Cambridge Road, Newport

- AREAS OF SOFT LANDSCAPING
- TARMAC HIGHWAYS / DRIVEWAYS
- BLOCK PAVING

Site Name:	<b>Cambridge Road, Newport</b>	Date:	<b>16-Jun-15</b>	Grand Total Value - Base Assessed	16-Jun-15
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PRIVATE MIX	Square Foot No.	%	Tot Ft	Net Sales Price / Type	E/Ft	Unit Sales	Construction Cost & Extras	E/Ft	Unit cost
402	1150	2	2,300	£403,200	£350.61	£806,400	£58,915	£66,893	£58.17
450	1454	1	1,454	£498,750	£343.02	£498,750	£74,154	£82,436	£56.70
456	1702	1	1,702	£561,750	£330.05	£561,750	£87,975	£96,405	£56.64
309	950	2	1,900	£355,000	£373.68	£710,000	£52,079	£59,857	£63.01
310	952	4	3,808	£355,000	£372.90	£1,420,000	£54,321	£62,101	£65.23
454	1650	1	1,650	£550,000	£333.33	£550,000	£81,613	£90,091	£54.60
550	1860	2	3,720	£599,500	£322.31	£1,199,000	£92,000	£100,688	£54.13
2b3p (Swap)	811	0	0	£289,000	£356.35	£0	£36,064	£43,703	£53.89
3b4p (Swap)	967	0	0	£355,000	£367.11	£0	£41,427	£49,222	£50.90
2bF (Swap)	651	0	0	£225,000	£345.62	£0	£40,570	£48,049	£73.81
2b FOG (Swap)	740	0	0	£230,000	£310.81	£0	£53,280	£60,848	£82.23
Total Private plots	13		16,534	Ft		5,745,900	Tot Cost		972,212

Total OMV of Tenure Swap Plots : **£0**

AFFORDABLE MIX	811	3	2,433	£165,768	£204.40	£497,304	£36,064	£41,875	£51.63	£125,625
3b4p	967	2	1,934	£197,655	£204.40	£395,310	£41,427	£47,394	£49.01	£94,788
2bF	651	2	1,302	£133,064	£204.40	£266,128	£40,570	£46,221	£71.00	£92,442
2b FOG	740	1	740	£151,258	£204.40	£151,258	£53,280	£59,020	£79.76	£59,020
Total Affordable plots	8		6,409	Ft		£1,310,000	Tot Cost		£371,875	
Statistics		AH	£204 /ft	58.8% of omv	Sid Build Costs					£1,344,087
Private Ft / Net Ac		18,371	Private Average	£347.52	Tot No. of units (P+AH)					21
Affordable Ft / Ac		12,818	Sales /ft		Tot Density / housing Ac					15.00
					AIB Exl. Abnormals					£105,77

Best Offer for Full Affordable Provision : **£1,310,000**

Areas: Gross	1.66 Acres	1.4	Nett acres
Pos/Play+buffers	0 Acres		for All Housing
Unusable+Trees	0.26 Acres	0.9	Nett acres
Affordable	0.5 Acres		for Private Housing
Extra Build costs	Private Units		
New Regs	£1.00		Materials per pri plot
Build Cost Inflation	£0.00		Spec per private plot
Extra Build costs AH Units			Code per private plot
New Regs	£1.00		Materials per AH plot
Build Cost Inflation	£0.00		Extra AH spec per plot
SDW's Base per ft2	£20.00		Code per AH plot
Additional Make Up	£45,000		Extra Planning per plot
Sales Set up	£35,000		Private Plot Extras
Services Extra BT			AH plot extras (Code)
Extra Water			Base per Plot
Abnormals Site Lump Sums			Extra Gas and Electric
Muck away	£276,200		Service diversions
Demolition/asbestos	£40,000		106 costs
Sales Costs @ 4%	£229,836		SUDS
Access Road/Bellmouth	£20,000		FW Pump
Foundations Per ft2			Cash Settlement To UDC
Prelims	Sales Rate/mth	4	Price/mth
	Mths Lead in	6	£281,250
			Tot Cost
			Direct Cost Overheads
			£125,720
Land Value Calculation			
Gross Sales Revenue (GDV)		Grant / Social	
Blended Margin		18.59%	
Total Development Costs		£3,528,007	
HT cost Inflation		0.0%	
Gross Land		£2,216,430	
Stamp charge on offer price@ rate of		4.00%	
Extra Stamp if vendor charging VAT@		0.0000%	
Less Legal Fees @		0.45%	
Agents Fees @		0.000%	
OFFER PRICE FOR SITE		£2,122,000	

Site Name: Cambridge Road, Newport Date: 16-Jun-15

PRIVATE Mix	Square Foot No.	%	Tot Ft	Price / Type	Net Sales	E/Ft	Unit Sales	Site Total	Base	Construction Cost	& Extras	E/Ft	Unit cost
402	1150	2	2,300	£403,200	£350.61	£806,400	£58,915	£66,893	£58.17	£133,786			
450	1454	1	1,454	£498,750	£343.02	£498,750	£74,154	£82,436	£56.70	£82,436			
456	1702	1	1,702	£561,750	£330.05	£561,750	£87,875	£96,405	£56.64	£96,405			
309	950	2	1,900	£355,000	£373.68	£710,000	£52,079	£59,857	£63.01	£119,714			
310	952	4	3,808	£355,000	£372.90	£1,420,000	£54,321	£62,101	£65.23	£248,404			
454	1650	1	1,650	£550,000	£333.33	£550,000	£81,613	£90,091	£54.60	£90,091			
550	1860	2	3,720	£599,500	£322.31	£1,199,000	£92,000	£100,688	£54.13	£201,376			
2b3p (Swap)	811	2	1,622	£289,000	£356.35	£578,000	£43,703	£53.89	£87,406				
3b4p (Swap)	967	2	1,934	£355,000	£367.11	£710,000	£41,427	£49,222	£50.90	£98,444			
2bF (Swap)	651	0	0	£225,000	£345.62	£0	£40,570	£48,049	£73.81	£0			
2b FOG (Swap)	740	1	740	£230,000	£310.81	£230,000	£53,280	£60,848	£82.23	£60,848			
Total Private plots	18		20,830 Ft										1,218,910
Total Cost													7,263,900

Total OMOV of Tenure Swap Plots : £1,518,000

AFFORDABLE Mix	811	1	33	811	£1	£0.00	£1	£36,064	£41,875	£51.63	£41,875	
2b3p	811	1	33	811	£1	£0.00	£1	£36,064	£41,875	£51.63	£41,875	
3b4p	967	0	0	0	£1	£0.00	£0	£41,427	£47,394	£49.01	£0	
2bF	651	2	67	1,302	£1	£0.00	£2	£40,570	£46,221	£71.00	£92,442	
2b FOG	740	0	0	0	£1	£0.00	£0	£53,280	£59,020	£79.76	£0	
Total Affordable plots												3
AH												2,113 Ft
Statistics Total Housing Ft												22,943
Private Ft / Net Ac												23,144
Affordable Ft / Ac												4,226
Private Average Sales /ft												£348.72
Tot No. of units (P+AH)												21
Tot Density / housing Ac												15.00
AIB Exl. Abnormals												£106.17

Best Offer for Full Affordable Provision : £1,310,000

Areas: Gross	1.66	Acres	1.4	Nett acres
Pos/Play+buffers	0	Acres		for All Housing
Unusable+Trees	0.26	Acres	0.9	Nett acres
Affordable	0.5	Acres		for Private Housing

Extra Build costs	Private Units	Materials per pri plot	£4,500
New Regs	£1.00	Spec per private plot	£1,828
Build Cost Inflation	£0.00	Code per private plot	£500
Extra Build costs AH Units		Materials per AH plot	£4,500
New Regs	£1.00	Extra AH spec per plot	£0
Build Cost Inflation	£0.00	Code per AH plot	£500
SDW's Base per ft2	£20.00	Extra Planning per plot	£0
Additional Make Up	£45,000	Private Plot Extras	£1,200
Sales Set up	£35,000	AH plot extras (Code)	£1,200
Services Extra BT		Base per Plot	£5,316
Extra Water		Extra Gas and Electric	£0

Abnormals Site Lump Sums	Service diversions	£55,000
Muck away	106 costs	£142,543
Demolition/ashestos	SUDS	£61,550
Sales Costs @ 4%	FW Pump	£66,125
Access Road/Bellmouth	Cash Settlement To UDC	£99,247
Foundations Per ft2	Foundations per plot	£10,000

Prelims	Sales Rate/mth	4	Pricemth	£25,000
	Mths Lead in	6	£281,250	Tot Cost
				Direct Cost Overheads
				£125,720

Land Value Calculation		Grant / Social
Gross Sales Revenue (GDV)		£7,263,903
Blended Margin		18.59%
Total Development Costs		£3,697,114
HT cost Inflation		0.0%
Gross Land		£2,216,429
Stamp charge on offer price@ rate of		4.00%
Extra Stamp if vendor charging VAT@		0.00000%
Less Legal Fees @		0.45%
Agents Fees @		0.0000%
OFFER PRICE FOR SITE		£2,122,000

Site Name: Cambridge Road, Newport Date: 16-Jun-15

PRIVATE MIX Type	Square Foot No.	%	Tot Ft	Nett Sales Price / Type	£/Ft	Unit Sales Site Total	Construction Cost Base	& Extras	£/Ft	Unit cost Site Total
402	1150	2.12	2,300	£403,200	£350.61	£806,400	£58,915	£66,893	£58.17	£133,786
450	1454	1	1,454	£498,750	£343.02	£498,750	£74,154	£82,436	£56.70	£82,436
456	1702	1	1,702	£561,750	£330.05	£561,750	£87,875	£96,405	£56.64	£96,405
309	950	2	1,900	£355,000	£373.68	£710,000	£52,079	£59,857	£63.01	£119,714
310	952	4	3,808	£355,000	£372.90	£1,420,000	£54,321	£62,101	£65.23	£248,404
454	1650	1	1,650	£550,000	£333.33	£550,000	£81,613	£90,091	£54.60	£90,091
550	1860	2	3,720	£599,500	£322.31	£1,199,000	£92,000	£100,688	£54.13	£201,376
2b3p (Swap)	811	1	811	£289,000	£356.35	£289,000	£36,064	£43,703	£53.89	£43,703
3b4p (Swap)	967	2	1,934	£355,000	£367.11	£710,000	£41,427	£49,222	£50.90	£98,444
2bF (Swap)	651	0	0	£225,000	£345.62	£0	£40,570	£48,049	£73.81	£0
2b FOG (Swap)	740	1	740	£230,000	£310.81	£230,000	£53,280	£60,848	£82.23	£60,848
Total Private plots	17		20,019 Ft			6,974,900				1,175,207

Total OMV of Tenure Swap Plots : £1,229,000

AFFORDABLE MIX	2b3p	3b4p	2bF	2b FOG	811	967	651	740	2	0	2	0	1,622	0	1,302	0	0	£1	£0.00	£0.00	£0.00	£2	£0	£2	£0	£36,064	£41,875	£51.63	£83,750		
Total Affordable plots	4				2,924 Ft														0.0%	of omv	£4										£176,192
Statistics Total Housing Ft	22,943																														£1,351,399
Private Ft / Net Ac	22,243																														21
Affordable Ft / Ac	5,848																														15.00
																															£106.09

Best Offer for Full Affordable Provision : £1,310,000

<b>Areas: Gross</b>	1.66 Acres	1.44 Acres	<b>Nett acres</b>
<b>Pos/Play+buffers</b>	0 Acres	for All Housing	
<b>Unusable+Trees</b>	0.26 Acres	0.91 Acres	<b>Nett acres</b>
<b>Affordable</b>	0.5 Acres	for Private Housing	

<b>Extra Build costs</b>	Private Units	Materials per pri plot	£4,500
New Regs		Spec per private plot	£1,828
Build Cost Inflation		Code per private plot	£500
Extra Build costs AH Units		Materials per AH plot	£4,500
New Regs		Extra AH spec per plot	£0
Build Cost Inflation		Code per AH plot	£500

<b>SDW's</b> Base per ft2	£20.00	Extra Planning per plot	£0
Additional Make Up	£45,000	Private Plot Extras	£1,200
Sales Set up	£35,000	AH plot extras (Code)	£1,200
<b>Services</b> Extra BT		Base per Plot	£5,316
Extra Water		Extra Gas and Electric	£0

<b>Abnormals Site Lump Sums</b>	Service diversions	£55,000
Muck away	106 costs	£142,543
Demolition/asbestos	SUDS	£61,550
Sales Costs @ 4%	FW Pump	£66,125
Access Road/Bellmouth		
Foundations Per ft2	Cash Settlement From UDC	£122,639
	Foundations per plot	£10,000

<b>Prelims</b>	Sales Rate/mth	4	Price/mth	£25,000
	Mths Lead in	6		
	Direct Cost Overheads			£125,720

<b>Land Value Calculation</b>	Grant / Social	
	Gross Sales Revenue (GDV)	£6,974,904
	Blended Margin	18.59%
	Total Development Costs	£3,461,840
	HT cost Inflation	0.0%
	Gross Land	£2,216,429
	Stamp charge on offer price@ rate of	4.00%
	Extra Stamp if vendor charging VAT@	0.00000%
	Less Legal Fees @	0.45%
	Agents Fees @	0.0000%
	<b>OFFER PRICE FOR SITE</b>	<b>£2,122,000</b>

