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





207 - 2 BED FOG 2BF - 2 BED FLAT 2B4P - 2 BED HOUSE 3B5P - 3 BED HOUSE

AFFORDABLE (ALL LIFE TIME HOMES)

TOTAL PRIVATE

GRAND TOTAL -TOTAL AFFORDABLE



1	1	81	٠	7
1	1	X,	-	7
	\	- 18	1	
		1.5		

OPEN MARKET (ALL LIFE TIME HOMES)
309 - 3 BED HOUSE (966) 310 - 3 BED HOUSE (952) 402 - 4 BED HOUSE (1159) 450 - 4 BED HOUSE (148) 450 - 4 BED HOUSE (1650) 456 - 4 BED HOUSE (1702) 550 - 5 BED HOUSE (1867) -

SCHEDULE

G	TI	m	О	n		>
Drawing number changed to meet the In-house naming schema	Layout ravised incorporating Planning Officers comments	Layout amended to region a comments	Footpoint to Phote 15 & 16 now updated Roof Rne of Phote 8 & 15-16 amended. Says added to 309 & 313 Types. Renr accress gates added to Piots 12-20	Footprist III Plots 15 & 16 now updated	Red line boundary revised to rear of plots 12 - 20 and selended up to edge of hear bank as depoint on the also survey. Book pave harching immended Additional landscaping added and indicative care removed.	Anglinears operated acted 20 CO, 14
21,04 15	03 13 14	03 10 14	22 07 14	18 07 14	14,07 14	30 06 14
LBT	AMG	AND	Ą	ð	AMG	AMG

Cambridge Road, Newport











EA109-SL-100G

J S BLOOR (SERVICES) LIMITED
ASHBY ROAD, MEASHAM, SWADLINCOTE,
DERBYSHARE DE 12 7.19
TELEPHONE 01530 270100 FACSIMILE 01530 272006

SLOOR HOMES

SITE LAYOUT

Checked

Cambridge Road, Newport

Land Value Calculation Gross Sales Rever Blended Margin Total Development HT cost Inflation Gross Land Gross Land Gross Land Lestra Stamp if vendor charging VAT@ Lests Legal Fees @	2105.//			£1,310,000	21,01	•	Provision	fordable	T FUIL AN	
Land Value Calcula Land Value Calcula Stamp charge on offer Extra Stamp if vendor of	£105.//				54.34	š.			1	Best Offer for Full Affordable Provision:
Land Value Calcula	£105.77									
Land Value Calcula		nmormals	AIB Exi. Abnmormals	,			12,818	FI / Ac	Affordable Ft / Ac	A
Land Value Calcula	15.00	using Ac	Tot Density / housing Ac		£347.52	Sales /ft	18,371	Net Ac	Private Ft / Net Ac	_ I
Land Value Calcula	21	(P+AH)	Tot No. of units (P+AH)	Tot N	erage	Private Average	22,943	ΕĒ	Total Housing Ft	Statistics Total
Land Value Calcula	£1,344,087	d Costs	Std Build Costs	58.8% of omv	58.89	/R	1	AH	-	
Land Value Calculation	£371,875	Fot Cost		£1,310,000	Tot Sales		6,409 Ft	00	plots	Total Affordable plots
Land Value Calculation										
									+	
					ı			+	H	
and house in	2.70 239,020	D39,020 E79.70	20,200	002,101.4	EZ04.40	151,158	/40	7	740	2b FOG
rieillis od		£40,570 £46,221 £71 00	28 £40,57	Г		£133,064	1,302	1 2	651	2bF
O college	Π	7 £47,394 £49.01	£395,310 £41,427	Г	£204,40	£197,655	1,934	7 2	967	3b4p
5 Houndations Per II.2	L		£497,304 £36,064		\$204.40	£165,768	2,433	1 3	18	2b3p
	1								E Mix	AFFORDABLE Mix
מיו										
a.					Ü	03		vap Plots	enure Sv	Total OMV of Tenure Swap Plots:
									Priore	Contraction of the Contraction o
Abnormals Site Lump Sums	972,212			5,745.9	Tot Sales	- 1	16.534 Ft	13	2	Total Private plots
		£60,848	£0 £53,28		£310 8	£230,000 £310.81	9	9 0	+	ZDF (Gwap)
_	.81	0 £48,049 £73,81	E0 £40.570		F345 6	£225,000 £345 62	5	2	ממ	ONE (Curan)
	03 06 (£49,222	E0 £41,427		E367.1	£355,000 £367.11	0	7 0	967	3b4o Swap)
		4 £43,703 £53 89	£36,064	\neg	£356 35		0	0 1	81 0	2h3n (Swan)
	.13 £201,376	£1 199,000 £92,000 £100,688 £54.13	00 £92.00	П	£322.3		3 720	2	1960	550
	٦	£550,000 £81,613 £90,091 £54.60	E81,61	T	£333.3	£550,000 £333.33	1.650	2	1650	454
New Regs	i.23 £248,404	£1,420,000 £54,321 £62,101 £65.23	00 £54,32	m	£372.9	£355,000 £372.90	3,808	Т	952	310
Extra Build costs AH Units	1.01 £119,714	£710,000 £52,079 £59,857 £63.01	00 £52.07	П	£373.6	£355,000 £373.68	1.900	0 2	950	309
_	.64 £96,405	£561,750 £87,875 £96,405 £56.64	50 £87,87	٦	£330.0	£561,750 £330.05	1 702	2	1702	456
6 New Regs	.70 £82,436	4 £82,436 £56,70	£498,750 £74,154	٦	£343.0	£498,750 £343.02	1 454		1454	450
	.17 £133,786	£806,400 £58,915 £66,893 £58,17	00 £58,91		£350.6	£403,200 £350.61	2,300	2	1150	402
Affordable	*t Site Total	& Extras £/Ft	Base	Site Total	£/Ft	Tot Ft Price / Type	Tot Ft	Foot No.	Foo	Type
Unusable+Trees	Unit cost	Construction Cost		Unit Sales	1	Nett Sales		re .	Square	PRIVATE Mix
Pos/Play+buffers				Ì	1		l		-	
Areas: Gross	16-Jun-15		Ì	Date: 16-Jun-15	Date	wport	Road, Ne	Cambridge Road, Newport	Can	Site Name:

		pest Oller for Li	Best Offer for Full Affordable Provision		Afford	Private	Statistics Total Housing Ft		Folal Affordable plots					2b FOG	2bF	3b4p	2b3p	AFFORDABLE Mix		Total OMV of Tenure Swap Plots:		Total Private plots	2b FOG (Swap)	2bF (Swap)	3b4p Swap)	2b3p (Swap)	550	454	310	309	456	450	402	Type	PRIVATE Mix		Post Marine
		2	II Affic		Affordable Ft / Ac	Private Ft / Net Ac	ousing	Г	SIS					740	651	967	811	lix		ire Swa		ts	740	651	967	811	1860	1650	952	950	1702	1454	1150	Foot No.	Square		-
) uau	rdablo		/ Ac	et Ac	Ft	₽	<u>.</u>					0	2 67	0	1 33			ap Plot		18	_	0	2	2	2	1	4	2	_1		2	No.	ris-		9
		e ri ovisio	e Provisio		4,226	23,144	22,943	∄/ 03 H	2					0	1,302	0 0	811					20,830 Ft	740	0	1,934	1,622	3,720	1,650	3,808	1,900	1,702	1,454	2,300	Tot Ft			9
		100	ň			Sales /ft	Private Average	/ft						P)	P1	P1	100			£1,518,000			£230,000	£225,000	£355,000	£289,000	£599,500 E322.31	£550,000 E333.33	£355,000 E372,90	£355,000 £373.68	£561,750 £330.05	£498,750 £343.02		Tot Ft Price / Type	Nett Sales		
		21,010	£1.310.000			£348.72	erage	0.0%	Tot Sales	ľ				60 00	60 00	60 00	60 00			_		Tot Sales	£310.81	£345 62	£367.11	£356 35	£322.3	£333.3	E372.9	£373.6	£330.0	£343.0	£350.6	£/Ft			ı
		,000	000		All		Tot No	0.0% of omv	E3					03 0			5					7,263,900	1 £230,000	2 20	E710,000	£578,000	E1,199,000 £92,000				Г		Г	Site Total	Unit Sales		
					AIB Ext. Abomormals	Tot Density / housing Ac	Tot No. of units (P+AH)	Std Build Costs						£53,280		£41,427							£53,280	£40,570	£41,427	£36,064	£92,000	£550,000 £81,613	£1,420,000 £54,321	£710,000 £52,079 £59,857 £63.01	£561,750 £87,875 £96,405 £56,64	£498,750 £74,154 £82,436 £56,70	£806,400 £58,915 £66,893 £58.17	Base	Construction Cost		
					normals	sing Ac	P+AH)	Costs	of Cost					£59,020 £79.76	£40,570 £46,221 £71.00	£41,427 £47,394 £49.01	£36,064 £41,875 £51.63					ot Cost	£60,848	£48,049	E49,222	£43,703	£100,688 £54.13	£90,091 £54.60	£62,101 £65,23	£59,857	£96,405	£82,436	£66,893	& Extras £/Ft	tion Cost		
								L	L					£79.76	£71.00	£49 01	£51 63					L	E82 23	E73 81	£50.90	£53 89	£54.13	£54,60	£65,23	£63.01	£56,64	£56,70	£58.17	E/FI			١
					£106.17	15.00	21	£1,353,227	£134,317					63	£92,442	60	£41,875					1,218,910	£60,848	63	£98,444	£87,406	£201,376	£90,091	£248,404	£119,714	£96,405	£82,436	£133,786	Site Total	Unit cost		
				Extra Stamp if vendor charging VAT@	Stamp charge on offer price@ rate of						Land Value Calculation	1 AND		Mths L	Prelims Sa	ı	Foundations Per IIZ	Access Road/Bellmouth	Sales Costs @ 4%	Demolition/astresios	Muck away	Abnormals Site Lump Sums	Extra Water	Services Extra BT	Sales Sel up	Additional Make Up	SDW's Base per ft2			Extra Build costs	Build Cost Inflation	New Regs	Extra Build costs	Affordable	Unusable+Trees	Pos/Play+buffers	
OFFER PRICE FO	Agents Fees @	Lega cega	Less Legal Fees @	charging VAT	price@ rate o	Gross Land	HT cost Inflation	Total Development Costs	Biended Margin	Gross Sales Revenue (GDV)	ation			Mths Lead in	ate/mth			£20,000	m	£40,000	£276,200	p Sums			£35,000	£45,000	£20.00	€0.00	£1.00	AH Units		£1.00	Private Units	0.5	0.26	0	
	8	000	ees (i)	(B)	•	٩	ation	opment	argin	S Keven			Direct Co	6	4		7	Cash				250	Extr		£	_	Extra		Extr	Ma	8	Ş		cres	0.26 Acres	Acres	
)R SITE	0.000%	0.40	0.45%	0.0000%	4.00%		0.0%		10.05%	ne (GDV)	Grant / Social		Cost Overheads	£281,25	Price/mth		Foundations per plot	Cash Settlement To UDC	FW Pump	SUDS	106 costs	Service diversions	xtra Gas and Electric	Base per Ptol	AH plot extras (Code)	Private Plot Extras	Extra Planning per plot	Code per AH plot	xtra AH spec per plot	Materials per AH plot	Code per private plot	Spec per private plot	Malerials per pri plot	for Priva	0.	for A	
£2,122,000		T	£9.5	€0	1 £84,880	£2,216,429	EO	£3,697,114		£7,263,903	1		s £125,720	£281,250 Tot Cost	£25,000		000,000 ±10,000		£66,125		,,,	£55,000		ol £5,316				ot £500		€4,5		1		e Hous	0.9 Nett acres	for All Housing	1