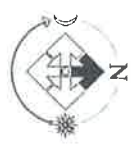


THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SEPARATE GROUP SITE SPECIFIC CONSTRUCTION NOTES AND MATERIALS SPECIFICATION



-  AREA OF SPORT (LANDSCAPE)
-  STANDARD HIGHWAYS (EXISTING)
-  ROAD PAVING

**SCHEDULE**

**OPEN MARKET (ALL LIFE TIME HOMES)**

309 - 3 BED HOUSE	(966) -	2
310 - 3 BED HOUSE	(952) -	4
402 - 4 BED HOUSE	(1150) -	1
450 - 4 BED HOUSE	(1419) -	1
454 - 4 BED HOUSE	(1650) -	1
456 - 4 BED HOUSE	(1702) -	1
550 - 5 BED HOUSE	(1867) -	2

**TOTAL PRIVATE - 13**

**AFFORDABLE (ALL LIFE TIME HOMES)**

207 - 2 BED FOG	(740) -	1
28F - 2 BED FLAT	(651) -	2
284P - 2 BED HOUSE	(811) -	3
385P - 3 BED HOUSE	(967) -	2

**TOTAL AFFORDABLE - 8**

**GRAND TOTAL - 21**

A	Layout included (provisionary) highways engineering (provisionary) dated 20/06/14	30/06/14	AMG
B	Red line boundary related to new of lots 12 and 13	14/07/14	AMG
C	20' and 25' setbacks up to edge of river bank and 10' setbacks to rear and side boundaries including amended Additional Landscaping added and indicative data removed.		
D	Finalised 10' setbacks to rear and side boundaries	18/07/14	AO
E	Finalised 10' setbacks to rear and side boundaries added to 20' & 25' 10' setbacks. Bars added to 20' & 25' 10' setbacks	22/07/14	AO
F	Finalised 10' setbacks to rear and side boundaries added to 20' & 25' 10' setbacks. Bars added to 20' & 25' 10' setbacks	03/10/14	AMG
G	Layout amended to include parking Officers comments	03/11/14	AMG
H	Officers comments	03/11/14	AMG
I	Displaying number changes to meet the inclusion naming systems	21/04/15	LBT

Job: **Cambridge Road, Newport**

**SITE LAYOUT**

Scale:	1:500@A2	Drawn:	AMG
Date:	June 14	Checked:	JMW

The drawing has been made using electronic data. The computer or software used may not be approved or certified for professional use. It is the responsibility of the user to ensure that the drawing is printed on a suitable format.



15 BLOOR SERVICES LIMITED  
 ASHBY ROAD, MEASHAM, LEICESTER, LE12 7JP  
 DERBYSHIRE  
 TELEPHONE 01530 271100 FACSIMILE 01530 272006

# Cambridge Road, Newport

Drawing No **EA109-SL-100G**

Site Name:	Cambridge Road, Newport	Date:	16-Jun-15
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PRIVATE MIX Type	Square Foot No.	Tot Fl	Nett Sales Price / Type	E/FI	Unit Sales	Construction Cost Base	% Extra	E/FI	Unit cost
402	1150	2	£403,200	£350.61	£906,400	£58,915	£66,993	£58.17	£133,786
450	1454	1	£498,750	£343.02	£498,750	£74,154	£82,436	£56.70	£32,436
456	1702	1	£561,750	£330.05	£561,750	£87,875	£96,405	£56.64	£96,405
309	950	2	£355,000	£373.68	£710,000	£52,079	£59,857	£53.01	£119,714
310	952	4	£355,000	£372.90	£1,420,000	£54,321	£62,101	£56.23	£248,404
454	1650	1	£550,000	£333.33	£550,000	£81,613	£90,091	£54.60	£90,091
550	1860	2	£599,500	£322.31	£1,199,000	£92,000	£100,688	£54.13	£201,376
2B3p (Swap)	811	0	£289,000	£356.35	£0	£36,064	£43,703	£53.89	£0
3B4p (Swap)	967	0	£355,000	£367.11	£0	£41,427	£49,222	£50.90	£0
2Bf (Swap)	651	0	£225,000	£345.62	£0	£40,570	£48,049	£73.81	£0
2Bf FOG (Swap)	740	0	£230,000	£310.81	£0	£53,280	£60,848	£82.23	£0
Total Private plots	13	16,534	Fl	Tot Sales	5,745,900	Tot Cost			972,212

Total OMV of Tenure Swap Plots : £0

AFFORDABLE MIX	811	3	2,433	£166,768	£204.40	£497,304	£36,064	£41,875	£51.63	£125,825
2B3p	967	2	1,934	£197,655	£204.40	£395,310	£41,427	£47,394	£49.01	£94,788
3B4p	651	2	1,302	£133,064	£204.40	£266,128	£40,570	£46,221	£71.00	£92,442
2Bf FOG	740	1	740	£151,258	£204.40	£151,258	£53,280	£59,020	£79.76	£59,020
Total Affordable plots	8	6,409	Fl	Tot Sales	£1,310,000	Tot Cost			£371,875	
Statistics	Total Housing Fl	22,943	AH	£204.18	58.8% of omv	Sld Build Costs			£134,007	
	Private Fl / Net Ac	18,371	Sales Fl	£347.52		Tot No. of units (P+AH)			21	
	Affordable Fl / Ac	12,818				AIB Exl. Abnormals			£105,77	

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

Areas: Gross	1.66 Acres	1.4 Net acres
Post/Play+Buffers	0 Acres	for All Housing
Unusable+Trees	0.26 Acres	0.9 Net acres
Affordable	0.5 Acres	for Private Housing
Extra Build costs	Private Units	
New Regs	£1.00	Materials per 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
SDWs - Base per fl2	£20.00	Code per AH plot
Additional Make Up	£45,000	Extra Planning per plot
Sales Sell 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	SIDS
Access Roads/Ballemouth	£20,000	FW Pump
Foundations Per fl2		Foundations To UDC
Prelims	Sales Rate/mth	4
	Mths Lead in	6
	Price/mth	£281,250
	Direct Cost Overheads	£125,720
		£25,000
		£142,543
		£61,550
		£66,125
		£10,000
		£35,000
		£7,055,900
		£3,528,007
		£0
		£84,880
		£0
		£9,549
		£0
		£2,122,000

Stamp charge on offer price@ rate of	4.00%	£0
Extra Stamp if vendor changing VAT@	0.0000%	£0
Less Legal Fees @	0.45%	£9,549
Agents Fees @	0.0000%	£0
OFFER PRICE FOR SITE		£2,122,000



